

City of Framingham, Massachusetts Five-Year Consolidated Plan 2021-2025 2021 Annual Action Plan



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ES-05 Executive Summary¹

1. INTRODUCTION

Framingham receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to address the City's most critical housing and community development needs. The CDBG program is vitally important to Framingham's neighborhoods because it provides access to funds for problems that benefit people with low incomes. The CDBG program has been an asset in the City for many years, overseen and administered by the Planning and Community Development (PCD) Department. PCD is responsible for all CDBG administrative functions and for reporting to HUD. Consolidating responsibility for these programs and services has resulted in greater efficiency and coordination in managing housing and human services.

The primary objective of the CDBG program is to develop viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities. Every five years, HUD requires the submission of a Consolidated Plan, which covers goals and intended outcomes for the following five-year period. Annual Action Plans are also submitted for each Program Year (PY) covered by the Consolidated Plan. The Consolidated Plan includes:

- A comprehensive overview of the specific housing and community needs of the City based on collected and analyzed data available from HUD and other sources. The data, summarized in the Needs Assessment and Housing Market Analysis sections this Consolidated Plan, help determine future projects and funding.
- The Strategic Plan, which outlines the broad goals and objectives to be achieved through CDBG-funded programs and actions over the next five years (2021-2025).
- The PY2021 Annual Action Plan (AAP) that contains specific details, goals and outcomes for upcoming year. The PY2021 AAP, and each of the AAP's that follow between now and 2025, are rooted in the information within the Strategic Plan.

Information for the Consolidated Plan is largely from a Citizen Participation Process (CPP) that includes separate forms of outreach to ensure that those who lack access to information, whose second language is English, and those who face other barriers are able to participate in the planning process. Over the course of the FY2020, the City gathered information from the community and other stakeholders as part of this process. This was conducted in addition to evaluating existing commissioned plans to help determine the most pressing LMI needs.

2. SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN

The CDBG priorities for this Five-Year (2021-2025) Consolidated Plan are to:

- Preserve and maintain an adequate supply of **safe, decent housing that is affordable and accessible** to homeowners and renters with a range of incomes and household needs, particularly extremely low-, low-, and moderate-income households in South Framingham.
- Support programs that **overcome barriers to affordable housing** in Framingham through development and maintenance. Framingham residents with long-term support needs must have accessible, affordable housing options to remain stably housed, such as tenant-based assistance and housing rehabilitation.
- Improve **public infrastructure that serves low- and moderate-income neighborhoods** in South Framingham, improving the quality of life in the target area, stabilizing the neighborhood, and promoting vitality. This work will also improve the community appearance in South Framingham.
- Improving the provision and diversity of various kinds of **public services** for residents of lower-income neighborhoods, immigrants, and others most in need.
- Support **workforce development and expand opportunities** by progressing the economic conditions for small/microenterprise businesses in the Downtown Commercial Area, improving the Downtown through rehabilitation and signage efforts, and attracting/retaining more business for job opportunities, especially for South Framingham residents.
- Assist with the economic fallout of the **COVID-19 pandemic** in a timely and supportive fashion, supplying financial support to small businesses and those at risk of losing their housing due to job loss and or a significant reduction in business traffic.

3. EVALUATION OF PAST PERFORMANCE

Between 2010 and 2020, the CDBG Program engaged in projects that resulted in the following accomplishments:

2011-2015

- 54 homes improved through the Housing Rehabilitation Program;
- 7 first-time homebuyers assisted;
- 11 public facilities improved;
- 2,079 code enforcement/neighborhood stabilization visits conducted with over 80 percent of cases resolved;
- 4,584 LMI individuals participated in public services;
- 4 Public Housing Authority properties improved;
- 6 Downtown small businesses facades and signs improved; and
- 140 small businesses received technical assistance

2016-2020 Projections of Those Assisted

- 400 persons assisted through public service activities;
- 5,000 persons assisted with public facility or infrastructure activities;
- 4,655 persons assisted with public facility or infrastructure activities in the Downtown;
- 4 business facade treatment/business building rehabilitations;
- 200 businesses received technical assistance;
- 5 household housing units assisted with homeowner housing rehabilitation; and
- 400 household housing units assisted with housing code enforcement/foreclosed property

4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

Framingham developed and conducted a thorough community participation process that is outlined in detail in the PR-15, Citizen Participation Process. As part of the process, information was gathered from residents, civic leaders, social service and housing providers, regional and local elected officials, and other pertinent stakeholders to understand what is working in the City today, what needs must to be met, where the geographic priority areas are, and what partners are doing to forward the goals of the CDBG program. To ensure maximum participation, the Consolidated Planning CPP involved: two days of focus groups during which the plan's consultant met with 10 agencies/individuals about various CDBG activities, a public meeting on community need with key sub-populations, and a fair housing survey and follow-up questionnaire. Notices of the plan's outreach efforts were published in the MetroWest Daily News and posted on the City's website.

The CPP process was supplemented by a large inventory of other commissioned studies undertaken by the Planning and Community Development Department over the course of several years including but not limited to: the Open Space Plan and Recreation Plan (2013), the Housing Plan 2007 (updated 2014), the Southeast Framingham Brownfield Plan (2016), the Neighborhood Revitalization Strategy Area Plan (2012), the Downtown Framingham Transit Oriented Development Action Plan (2015), and the FY2019 to FY2024 Capital Improvement Plan. Each plan involved its own public engagement process, significantly contributing to the findings of the Needs Assessment and Market Analysis. Surveys from outreach conducted by the West Metro HOME Consortium and from a prior Needs Assessment completed by the City were also used to provide valuable information for this process.

5. SUMMARY OF PUBLIC COMMENTS

A summary of public comments can be found in PR-15, Table 4 of the Citizen Participation Plan.

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

All comments were accepted.

7. SUMMARY

The comments gathered during the CPP process highlight a need for continued housing and public service support from the CDBG program, as well as a diversity of options to continue to service various household types, provide job opportunities, and create a stronger quality of life. An inclusive and wide-scale CPP identified the community's priority needs, effective investment strategies to meet those

needs, and formulated a goal-oriented strategic response to do so. The strategic response will be instrumental in improving the lives of Framingham's low and moderate-income residents over the next five years in the priority areas of affordable housing, public facilities and infrastructure, public services and economic development. Planning, coordinated implementation, and financial partnerships can achieve the goals of this Consolidated Plan, and the City of Framingham is confident that its past performance can be maintained as it continues exploring innovative opportunities through CDBG programming.

The Process

PR-05 Lead & Responsible Agencies²

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

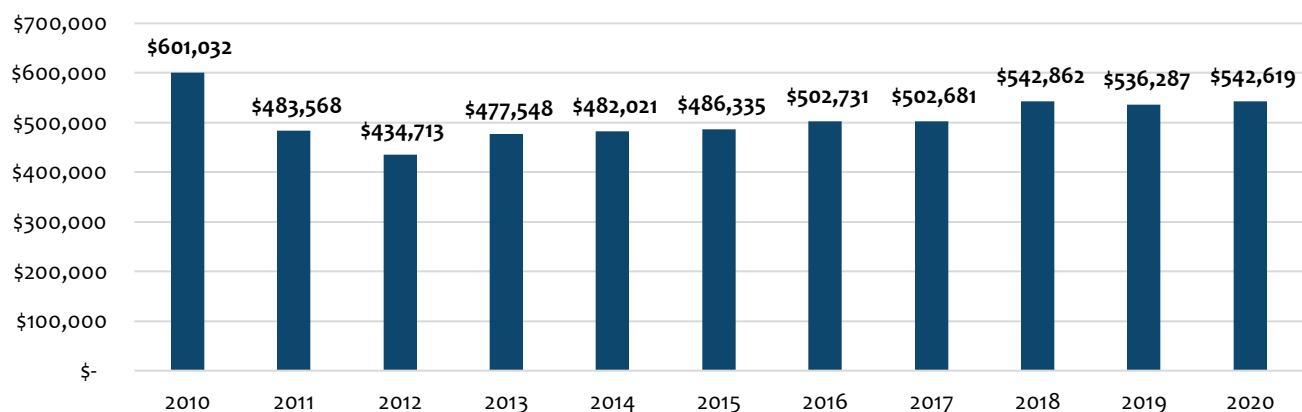
Agency Role	Name	Department/Agency
CDBG Administrator	Framingham	Department of Planning & Community Development

TABLE 1 – RESPONSIBLE AGENCIES

Narrative

The City of Framingham receives Community Development Block Grants from the Department of Housing and Urban Development (HUD). The 2021-2025 Consolidated Plan reports how the City plans to use its allocation to improve programming in economic development, housing, public facilities and infrastructure, and public services. Framingham received \$542,619 for Program Year (PY) 2020, a 1 percent increase from PY2019. Figure 1 outlines Framingham’s CDBG awards from HUD in the past ten years. The City receives funds annually, requiring the submission of an Annual Action Plan (AAP) for each PY, in addition to the Consolidated Plan at the beginning of every five-year period.

Figure PR-05.1: Framingham CDBG Awards 2010-2020
(Data Source: HUD CPD)



The City of Framingham’s Department of Planning and Community Development (PCD) administers CDBG funds and implements the Consolidated Plan and Annual Action Plans through the Office of Community Development (OCD). PCD prepares and submits the Consolidated Plan on behalf of the Mayor and the City Council. In addition, PCD is the City’s liaison to the WestMetro HOME Consortium

² 91.200(b).

and oversees fair housing, housing assistance, the housing rehabilitation program, and the sign and façade program. The Department has established working relationships with active housing organizations and service providers throughout Framingham. Interaction between staff and CDBG subrecipients occurs regularly through the submission of quarterly reports and project monitoring. PCD also works closely with the non-profit community to assess needs and to allocate funds to address these needs. Figures 2 and 3 show the most recent summary of accomplishments and expenditures from the program year.³

Figure PR-05.2: Type of CDBG Activity by Expenditure Amount and Percentage for PY 2018-2019		
Economic Development	\$99,002.38	16%
Housing	\$317,905.17	51%
Public Facilities and Improvements	\$61,920.00	10%
Public Services	\$82,661.45	13%
General Administration and Planning	\$60,343.85	10%
Total	\$621,832.85	100%

Data Source: HUD Office of Community Development and Planning

Figure PR-05.3: Summary of CDBG Accomplishments for PY 2018-2019	
Actual Jobs Created or Retained	0
Households Receiving Housing Assistance	4
People Assisted Directly, Primarily By Public Services and Public Facilities	1,111
People for Whom Services and Facilities Were Available	36,025
Units Rehabilitated-Single Units	3
Units Rehabilitated-Multi Unit Housing	1

Data Source: HUD Office of Community Development and Planning

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³ Each grantee's accomplishment report is based on its program year, not federal fiscal year. By 12/31/2019, all grantees' reporting periods for program year 2018 have ended. Therefore, 2018 is the most complete program year for all grantees, and program year 2018 accomplishment reports are the most current reports for all grantees.

PR-10 Consultation⁴

INTRODUCTION

The Department of Planning and Community Development (PCD) and Barrett Planning Group conducted the community outreach for the Citizen Participation Plan and consultation process in order to develop the Needs Assessment, Housing Market Analysis, and the Strategic Plan. City staff consulted with local government departments, housing and service providers, residents, and pertinent agencies to understand the impact of CDBG programs in the community and evaluate where need remains. Consultation conducted during the winter of 2019-2020 included a public hearing, two sessions of all-day focus groups, a fair housing survey, and a fair housing focus group questionnaire. The general population, low-income residents, advocates working with non-homeless special needs populations, homeless providers, and other housing and community development professionals provided responses during this time. Phone conversations and meetings between city staff and consultants accompanied this outreach, during which discussions of community needs, programmatic approaches, cooperative efforts, and funding priorities/limitations took place. This outreach, coupled with data from previously commissioned plans/studies, data from the American Community Survey (ACS), and data from the Comprehensive Housing Affordability Strategy (CHAS) and other sources were critical to the completion of the Consolidated Plan.

*Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.*⁵

Framingham has persistent needs for health and social services. Private and governmental health, mental health, and service agencies participating in focus groups for this Consolidated Plan report that affordable housing and access to services remain top needs for the City, particularly among low- and moderate-income people and people with special needs.

Southern Middlesex Opportunities Council (SMOC) is the largest service provider in the city. They offer a Behavioral Healthcare Division that provides substance abuse and mental health outpatient services to individuals, children and families. They also provide substance abuse residential services to individuals including pregnant and post-partum women.⁶ The Behavioral Healthcare Division offers the following outpatient programs: medication evaluations and medication maintenance, psychosocial evaluations, individual and group therapy, Children's Behavioral Health Initiative (CBHI), Operating Under The Influence (OUI), Community Support Case Management Program (CSP), and the Community Support Program for People Experiencing Chronic Homelessness (CSPECH). These programs are provided for four residential developments: Sage House, Serenity House, Rhodes to Recovery, and New Beginnings. The SMOC Housing Corporation is a full-service real estate organization that performs comprehensive property and asset management functions such as constant property services, housing operations, capital planning, marketing, tenant relations, leasing,

⁴ 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).

⁵ (91.215(l)).

⁶ Southern Middlesex Opportunities Council, "SMOC Behavioral Healthcare (SBH)," March 2020.

contract compliance, licensing, consulting, construction and project management, financing strategies, and technical assistance. SMOC's Housing Corporation approaches regional housing needs by integrating human services with program units while providing safe, decent, and affordable housing choices for area households.⁷ SMOC continues to offer a variety of health and social services to the residents of Framingham and MetroWest, working to bridge the gap between housing and service provision.

The City works closely with public housing providers, service agencies, and private health providers to improve the quality of life for residents. Non-profit organizations and service agencies coordinate regularly to maximize resources and extend their programming. The Community Development Coordinator participates on the steering committee of Framingham Community Partners, a group dedicated to strengthening families and community systems through collaboration. Framingham Community Partners meets bi-monthly to share resources, hosts regular information sessions and networking events, and circulates notifications on community opportunities.⁸

CD stays updated on how municipal resources are used to assist low- and moderate-income residents. CD staff work to educate leadership about community needs, advocating for policy changes in appropriate areas and devising long-term campaigns to encourage the changes that enhance coordination. They also work with many municipal boards and commissions, constituents, the Mayor, and the City Council to connect all of its ongoing work and achieve these goals.

Many affordable housing projects are owned and operated by non-profits with case management staff to assist residents with health, mental health, and other services. They are well connected within the community and are often members on relevant committees and joint task forces. For example, Framingham Housing Authority (FHA) partners with local providers to offer referrals to residents in need of assistance at their properties. They also offer health and wellness programs and social opportunities for senior and disabled residents at two of their properties through the Healthy Partners Program, sponsored by Jewish Family Services of MetroWest. The FHA's tenant associations work with the community on multiple initiatives; Meals on Wheels and English as a Second Language (ESL) courses are offered weekly to tenants, the MetroWest Regional Transit Authority (MWRTA) has programs for disabled individuals that cannot access regular bus routes, and the Callahan Center has a van that provides rides within the city on weekdays.⁹ The Framingham Police Department has a full-time staff person serving as the Framingham Housing Authority Liaison.

The Health Department, Inspectional Services Division, the Police Department, and the Fire Department work with PCD on various housing and social issues throughout the city. The Board of Health and PCD handle lead paint-based hazards in housing. The Police Department, Fire Department, and Board of Health oversee tenant/landlord complaints and safety issues in rental developments,

7 Southern Middlesex Opportunities Council, "South Middlesex Non-Profit Housing Corporation (SMOC Housing Corporation)," March 2020.

8 City of Framingham, Fiscal Year 2020 Annual Action Plan, 2020.

9 Framingham Housing Authority, "Resident Services," March 2020.

particularly in the south side of the city. The Police offers a Landlord Partnership Program that maintains a high quality of life for tenants and neighborhoods. Inspectional Services works with the city on the Nuisance Bylaw (funded by a HUD grant) to address zoning infractions, blight, trash, debris, houses undergoing receivership, and related issues. They also manage abandoned properties. The City of Framingham's Health Department is currently seeking a Health Inspector using FY2021 CDBG funds. The Health Inspector position is responsible for the performance of technical and inspectional work to promote and protect the public health of Framingham residents through the enforcement of state and local public health laws and regulations as well as providing public health education. The employee is also responsible for enforcing nuisance bylaws and supporting code enforcement staff of the Inspectional Services Division. The proposed budget is for the salary of a new public health inspector is \$82,000 (FY20 - April to June 2020: \$16,000, FY21: \$66,000). More details on this position can be found in Appendix IX.

The Edward M. Kennedy Community Health Center (EMKCHC) delivers comprehensive health care services to meet community need including primary medical care by certified physicians, dental care, behavioral health services in an integrated model with medical services, school-based health care, ongoing treatment for acute and chronic illness, and a pharmacy that provides access to discounted medications to meet patients' needs.¹⁰ Social and behavioral health services for patients include psycho-social assessment, crisis intervention, domestic violence screening and intervention, advocacy, and transportation. Caseworkers connect patients to community resources, addressing the social determinants of health and assisting patients in navigating the health care and insurance systems.¹¹ The EMKCHC offers the option for Framingham's LMI residents and residents of public/assisted housing to receive affordable health care for themselves and their families.

Framingham Community Connections Coalition (FCCC) works toward a comprehensive continuum of family support that strengthens Framingham families. They coordinate supportive resources with local service providers, businesses, and government agencies to accomplish this goal. Their partners include the city of Framingham, the Framingham Family Resource Center, the Framingham Housing Authority, the Police Department, and Advocates. FCCC addresses unmet needs of children and their families in Framingham and the surrounding area, identifying existing services to collaborate with and improve access. They connect residents to support programs and social events such as the Back to School drive, Spring and Summer Community Youth Job programs, the Annual Community Block Party (co-sponsored by the Framingham Housing Association), and their monthly Community Connections meeting in local community centers.

BayPath Elder Services offers home care and related services which enable people to live independently in their homes throughout Framingham and MetroWest. They are the Area Agency on Aging (AAA) and the Aging Services Access Point (ASAP). Their services include referrals, options counseling, caregiver support, adult family care, elder community care, elder housing, health and wellness programs, homecare, nurse screenings, medication management, nutritional services,

¹⁰ The Edward M. Kennedy Community Health Center, "Services," March 2020.

¹¹ The Edward M. Kennedy Community Health Center, "Social and Behavioral Health Services," March 2020.

money management, protective services, and personal care attendants. They are also in the Elderly Community Care network – a network of agencies that services elders in their homes by providing comprehensive assessment and counseling. The network serves older adults who lack access to mental health care due to cost and reimbursement barriers, stigma, transportation, and other impediments to care.¹² BayPath partners with the Preservation of Affordable Housing (POAH) to offer elder housing in Framingham at the Tribune Apartments. Tribune Apartments is a 53-unit affordable housing development for seniors and people with disabilities. BayPath provides an onsite Tenant Resource Counselor to provide information about programs/services, activities, and to help residents obtain government benefits and community resources. BayPath also provides an onsite Registered Nurse for ten hours per month, conducting blood pressure screenings, medication reviews, and wellness activities.¹³

Describe coordination with the Continuum of Care and efforts to address the needs of homeless people (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and people at risk of homelessness.

Framingham is one of 76 communities in the Balance of State Continuum of Care (BoS CoC) service area (MA-516), which also services the majority of Middlesex and Norfolk counties. The city works with the Massachusetts Department of Housing and Community Development (DHCD), HUD, and local entities to end homelessness through their participation in the BoS CoC; DHCD being the leading organization. The BoS CoC's process for formulating and pursuing strategies is used to address specific housing and supportive service needs of homeless individuals and families. Framingham has established a regional network in collaboration with DHCD and local partners to coordinate the provision of effective, timely services to those transitioning out of homelessness and into permanent housing. DHCD coordinates with neighborhood organizations to conduct homeless needs assessments and develop necessary programs. No federal funds are received directly by the city for homeless prevention, but the BoS CoC meets the following HUD eligibility requirements through their activities: improving coordination and integration with mainstream resources and programs targeted to people experiencing homelessness, improving data collection and performance measurement, and allowing each community to tailor its programs to particular strengths and challenges when assisting homeless individuals and families within that community.¹⁴

The BoS CoC has a Coordinated Entry System (CES) that is accessible by speaking with shelter providers in each of the municipalities, through online sources, or by calling DHCD directly. An objective tool is used to measure a variety of vulnerabilities including the length of time someone is homeless, history of domestic violence, disabilities, and other barriers.¹⁵ The CES and the standard assessment tool cover the entire BoS CoC geographic area, working to reach those who are least likely to apply for

¹² Elder Community Care, "Who We Are," "What We Do," "Resources for Community Agencies," March 2020.

¹³ BayPath Elder Services Inc., "Tribune Apartments, Framingham," March 2020.

¹⁴ U.S. Department of Housing and Urban Development, "Continuum of Care (CoC) Program Eligibility Requirements," Continuum of Care (CoC) Program, HUD Exchange, 2020.

¹⁵ MA Balance of State Continuum of Care, Continuum of Care (CoC) Identification, 2018.

homelessness assistance, and prioritizing people most in need to ensure they receive timely assistance.

SMOC and Advocates are among the many organizations that participate in the CoC's efforts to prevent and end homelessness, offering a variety of emergency shelter, transitional housing, and permanent supportive housing (PSH) facilities at the local and regional levels. SMOC operates its own Housing Continuum for formerly homeless single adults in recovery. Representatives from homelessness agencies and area providers in Framingham advocate for their needs during regular meetings with the BoS CoC, weighing in on decisions about CoC policies and procedures during open meetings that are advertised to more than seventy nonprofit, municipal, housing authority and state government partner agencies; meetings are held monthly at DHCD. Staff members also serve on various CoC Boards and Committees, overseeing the effective use of resources, the Homeless Management Information System (HMIS), and if projects/programs are in agreement with HUD's Continuum of Care regulations.¹⁶ Throughout 2019, there was an ongoing homelessness forum to discuss and strategize tackling the issue locally. The community development coordinator hosted a series of meetings focusing on the needs of housing insecure families and individuals. Various local nonprofit providers, the Framingham Police Department, the Massachusetts Department of Transitional Assistance, the Framingham Housing Authority, SMOC and others were in attendance. Participants contributed to discussions on finding solutions for emergency shelter services, fostering self-sufficiency in program delivery, the amount of funding available through the CoC to address local homelessness and other related topics. The city will continue the conversations in this current and subsequent fiscal years.

Coordinated by DHCD and using the HMIS, BoS CoC member communities collect the numbers for the annual Point-in Time (PIT) counts. Data collected by homeless service providers in the PIT identify the most critical needs for services and housing in service areas. Annual RFP's are released during the Fall, following the PIT counts, for service providers in the BoS CoC area. Service providers located in Framingham usually receive funding from the state or federal government for their specific programs to service the region i.e., SMOC, MetroWest Legal Services, and Advocates.

Massachusetts mandates policies for the discharge of youth aging out of foster care, patients exiting health and mental care facilities, and offenders exiting the corrections system. The Department of Children and Families, Department of Public Health, Executive Office of Health and Human Services, Department of Mental Health, and the Interagency Council on Housing and Homelessness collaborate on the discharge planning process. The BoS CoC regularly shares discharge planning information and updates from these agencies. It is the responsibility of the BoS CoC to ensure those being discharged are not being directly discharged into a homeless situation by coordinating with systems of care in their network.

¹⁶ Massachusetts Balance of State Continuum of Care, Continuum of Care (CoC) Identification, 2018.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Framingham is not a recipient of Emergency Shelter Grant (ESG) funds; funds are awarded at the state level to DHCD by HUD. The 2020 state allocation was roughly \$4,777,000. Funding is generally used for rehabilitation/remodeling of a building to be used as a new shelter, operations and maintenance of an emergency shelter or transitional housing facility, essential supportive services (case management, counseling, childcare, etc.), and grant administration.¹⁷

ESG funds in the BoS CoC region are overseen and distributed through the Massachusetts Non-Entitlement Grant program contingent on need. HMIS data from ESG-funded agencies is used to evaluate performance and determine distribution. DHCD also collaborates with CoC's to determine how funds will be allocated in terms of providing emergency shelter to the homeless, shelter diversion, and rapid re-housing funds. Meetings led by DHCD review performance data and provide input on program evaluation.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

TABLE 2- AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

1	Agency/Group/Organization	Framingham Council on Aging/Callahan Center
	Agency/Group/Organization Type	Services-Elderly People
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community and Economic Development Division staff consulted the Framingham Council on Aging (COA) in a public meeting on December 5, 2019. The COA assists older adults to remain independent at home for as long as possible, while providing for choices and opportunities including identifying unmet needs and implementing programs/services that help to meet those needs. The meeting gave an explanation of the CDBG program. Housing, economic development, social services, and public facilities were discussed. The COA was also consulted in a focus group meeting on December 4, 2019 with other service providers. The meeting discussed housing barriers, elderly and disabled needs, and goals for the future. Lastly, the Community and Economic Development Division consulted the COA via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Attendees provided recommendations for improvement associated with limited housing supply and service provision for the elderly/disabled. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including

¹⁷ U.S. Department of Housing and Urban Development Office of Community Planning and Development, Continuum of Care 101, June 2009.

		coordination, information sharing, and where money should be allocated.
2	Agency/Group/Organization	Downtown Framingham Inc.
	Agency/Group/Organization Type	Business and Civic Leaders Other – Nonprofit
	What section of the Plan was addressed by Consultation?	Economic Development Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community and Economic Development Division staff consulted Downtown Framingham Inc. (DFI) in a public meeting on December 5, 2019. DFI serves both people and local businesses by creating a vibrant and socially engaged downtown, based on the four-point Main Street America Model strategy. The meeting gave an explanation of the CDBG program. Housing, economic development, social services, and public facilities were discussed. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated. City staff also consulted DFI's Executive Director in a focus group meeting on December 5, 2019 concerning economic development in the downtown. The meeting discussed challenges for small businesses, needs for workforce development/job training, shared responsibilities, and the future of the downtown area. Attendees provided recommendations associated with business development and what can be done to improve the economic well-being of Framingham's LMI community.
3	Agency/Group/Organization	Framingham Public Library
	Agency/Group/Organization Type	Services – Children Services - Education Services – Elderly People Services – People with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community and Economic Development Division staff consulted the Framingham Public Library in a public meeting on December 5, 2019 with. The Library encourages and contributes to the civic, intellectual, and cultural pursuits of Framingham through guidance, resources, and programs. The library meets the diverse needs of individuals and groups using traditional and innovative technologies, and provides a physical environment for community meetings. The meeting gave an explanation of the CDBG program. Housing, economic development, social services, and public facilities were discussed. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
4	Agency/Group/Organization	Corcoran Management Group
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non Homeless Special Needs

		Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community and Economic Development Division staff consulted Corcoran Management in a public meeting on December 5, 2019. Corcoran Management is a property management company with experience in managing large volume of affordable apartment homes. They are the property managers for Pelham Apartments in Framingham. The meeting gave an explanation of the CDBG program. Housing, economic development, social services, and public facilities were discussed. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated. City staff also consulted Corcoran Management in a focus group meeting on December 4, 2019 with other housing providers. The meeting discussed housing barriers, needs, and goals. Attendees made recommendations associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
5	Agency/Group/Organization	Framingham Housing Authority (FHA)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Market Analysis Needs Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community and Economic Development Division staff consulted the FHA in a focus group meeting on December 4, 2019 with other housing providers. The FHA is a quasi-state agency that independently manages and administers state and federal housing in Framingham. The meeting discussed housing barriers, needs, and goals. Attendees made recommendations to improve issues associated with limited housing supply and service provision. The Community and Economic Development Division also consulted the FHA via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Participants recommended improving access to affordable housing and how to overcome housing discrimination in the city. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
6	Agency/Group/Organization	Peabody Properties
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted Peabody Properties in a focus group meeting on December 4, 2019 with other housing providers. Peabody Properties is real estate and property management company that services multiple housing communities in Framingham. The meeting discussed housing barriers, needs, and goals. Attendees made recommendations to improve issues associated with limited housing supply and service provision. Information exchanged and the data collected confirmed

		the need for the CDBG program, and the need for CDBG funds in the community.
7	Agency/Group/Organization	Bethany Hills Place
	Agency/Group/Organization Type	Services – Education Services – Homeless Services - Housing Services - Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Housing Needs Assessment Market Analysis Non Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted Bethany Hills Place in a focus group meeting on December 4, 2019 with other housing providers. Bethany Hills Place is an affordable, educational housing community serving more than 150 individuals and families every year. They serve households that have experienced homelessness, addiction, violence, and loss by providing for basic needs in the form of affordable housing. They also offer learning opportunities to help residents strive toward achieving an independent future. The meeting discussed housing barriers, needs, and goals. Attendees made recommendations to improve issues associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
8	Agency/Group/Organization	Circle of Hope
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Strategy Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted Circle of Hope in a focus group meeting on December 4, 2019 with other social service providers. Circle of Hope provides clothing, toiletries, and necessities to 25 homeless shelters and clinics in Boston and MetroWest. Their partners include family and individual shelters, domestic violence shelters, healthcare clinics, universities, and other programs that provide shelter or services to people experiencing homelessness. The meeting discussed issues contributing to homelessness, homeless/chronically homeless needs, economic challenges, and current programming. Attendees made recommendations to improve issues associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
9	Agency/Group/Organization	Framingham Coalition Community Connections (FCCC)
	Agency/Group/Organization Type	Regional Organization Services-Children Services-Elderly People

		Services-Employment Services-People with Disabilities
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homeless Needs - Families with Children Homelessness Strategy Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted Framingham Coalition Community Connections in a focus group meeting on December 4, 2019 with other social service providers. FCCC provides a comprehensive continuum of family support that strengthens youth and families in MetroWest, along with their many local and state partners including the Department of Children and Families. The meeting discussed issues contributing to homelessness, homeless/chronically homeless needs, economic challenges, and current programming. Attendees made recommendations regarding issues associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
10	Agency/Group/Organization	Framingham Health Department
	Agency/Group/Organization Type	Services-Homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Lead-Based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted the Health Department in a focus group meeting on December 4, 2019 with other city staff. The department handles housing rehabilitation projects that receive citations for code infractions and lead-based paint. The Health Department does not collect the addresses of housing units in which children have been identified as lead poisoned because HIPAA laws prohibit pediatricians from sharing positive results with the city. They also work with public safety on issues with rental properties and tenant/landlord complaints. The meeting discussed public facilities, recreational facility needs, common housing problems, public safety, sources of demand on the city, and current programming. Attendees made recommendations to improve issues associated with public health and safety. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
11	Agency/Group/Organization	Framingham Inspectional Services Division
	Agency/Group/Organization Type	Services - Health Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization	Community and Economic Development Division consulted the Inspectional Services Division in a focus group meeting on

	consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	December 4, 2019 with other city staff. The department manages the Nuisance Bylaw, abandoned properties, foreclosed/receivership properties, zoning violations, and compliance issues. They also work with the Health Department and public safety on specific issues with ownership and rental housing. The meeting discussed public facilities, recreational facility needs, common housing problems, public safety, sources of demand on the city, and current programming. Attendees recommended improving issues associated with public health and safety. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
12	Agency/Group/Organization	Hoops and Homework
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community and Economic Development Division consulted Hoops and Homework in a focus group meeting on December 4, 2019 with other social service providers. Hoops and Homework is an after school program that offers academic and enrichment services to children residing around the Beaver and Waverly Street areas. The meeting discussed issues contributing to homelessness, childcare needs, youth services, economic challenges, and current programming. Attendees made recommendations to improve issues associated with limited options for low income children, particularly at the pre-school level. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
13	Agency/Group/Organization	Framingham Parks and Recreation Department
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted the Parks and Recreation Department in a focus group meeting on December 4, 2019 with other city staff. The department creates recreation opportunities, preserves open space, manages public athletic fields and parks, and administers recreation programs and facilities for the varied population of Framingham. The meeting discussed public facilities, recreational facility needs, public safety, sources of demand on the city, and current programming. The department made recommendations to improve issues associated with public improvements, facilities, and infrastructure. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
14	Agency/Group/Organization	Framingham Department of Public Works
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted the Department of Public Works in a focus group meeting on December 4, 2019 with other city staff. The department designs, builds, refurbishes, replaces, oversees, and above ground and below-ground public infrastructure in Framingham. The meeting discussed public facilities, recreational facility needs, public safety, sources of demand on the city, and current programming. The department made recommendations to improve issues associated with public improvements, facilities, and infrastructure. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
15	Agency/Group/Organization	MetroWest Center for Independent Living (MWCIL)
	Agency/Group/Organization Type	Regional Organization Services-People with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted MWCIL in a focus group meeting on December 4, 2019 with other social service providers. MWCIL provide an array of independent living services that enable people with disabilities to live in the community. The center was created by people with disabilities seeking full integration into society and seeking to empower by teaching the practical skills and confidence to take control over their lives and become active residents of Framingham. The meeting discussed issues contributing to a lack of disability services, economic challenges, housing needs, specific groups in need, and current programming. MWCIL made recommendations to improve issues associated with limited/inadequate housing supply and service provision for the disabled. The Community and Economic Development Division also consulted MWCIL via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Participants made recommendations to improve access to affordable housing and to overcome housing discrimination in the city. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
16	Agency/Group/Organization	The Edward M Kennedy Community Health Center (EMKCHC)
	Agency/Group/Organization Type	Services – Children Services – Elderly Services- Health Services – People with Disabilities Services – People with HIV/AIDS Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The Community and Economic Development Division consulted the EMKCHC in a focus group meeting on December 5, 2019. The EMKCHC is a non-profit community health center governed by a Board of Directors. They provide comprehensive care to patients in Framingham, particularly those who are at disparate risk for chronic

	consultation or areas for improved coordination?	disease and poor health outcomes. The meeting discussed issues contributing to a lack of health care services, public health challenges, housing needs, specific groups in need, and current programming. Attendees recommended improving access to services, growing resources, and providing more patient education. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
17	Agency/Group/Organization	Framingham Community and Economic Development Division
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division participated in focus group sessions concerning economic development, housing, and other CDBG programming on December 5, 2019. The Department coordinated outreach efforts as part of the Citizen Participation Process and provided their expertise in the aforementioned topics on multiple occasions, including during the public meeting on December 5, 2019. Issues, programming, priorities, challenges, and needs were discussed within each topic. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement and funding.
18	Agency/Group/Organization	Southern Middlesex Opportunity Council (SMOC)
	Agency/Group/Organization Type	Business Leaders Regional Organization Services - Children Services - Health Services – Homeless Services - Housing Services - People with Disabilities Services – Persons with HIV/AIDS Services - Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Economic Development Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SMOC is an umbrella organization that works in the community to provide opportunities to enhance self-sufficiency and to create a safety net when short term and/or continuing support are needed. SMOC is the designated community-based anti-poverty agency for the MetroWest area and is headquartered in downtown Framingham. The city works with SMOC on a number of programs, including housing, and services for the homeless. The Community and Economic Development Division consulted SMOC staff extensively throughout focus group sessions on December 5, 2019. Representatives were present at the economic development and

		<p>the public services/housing session, including the Chief of Staff. They answered questions about the need for housing and social services as well as programmatic approaches to housing development, economic development, homelessness, and non-homeless special needs. The Community and Economic Development Division also consulted SMOC via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. SMOC made recommendations to improve access to affordable housing and overcome housing discrimination in the city. SMOC receives grant funds from a variety of sources to provide case management and supportive housing for Framingham MetroWest. They partner with local/regional organizations to service the community including but not limited to the city of Framingham, the MetroWest Health Foundation, the Framingham School Department, Framingham State University, MassBay Community College, the MetroWest Regional Transit Authority, and the Greater Framingham Community Church. The information exchanged was critical to the Citizen Participation Process and drafting the Needs Assessment section of this Consolidated Plan. The focus group sessions and survey confirmed the need for the CDBG program and offered suggestions for program improvement and funding.</p>
19	Agency/Group/Organization	Latino Health Insurance Program (LHIP)
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted LHIP in a focus group meeting on December 5, 2019. The LHIP is a non-profit, community based, culturally-specific program for health insurance enrollment and maintenance to minority residents in Massachusetts. They connect clients to the appropriate health care services including primary care, specialty care, dental care, and helps individuals to apply for SNAP (food stamps), and WIC. LHIP promotes effective use of preventive services including health screenings, prenatal care, wellness visits, and health education while reducing medical cost. The meeting discussed issues contributing to a lack of health care services, public health challenges, housing needs, specific groups in need, and current programming. Attendees made recommendations associated with poor access to services, a lack of resources for the Latino population, overcoming language barriers, and a lack of patient education. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
20	Agency/Group/Organization	United Way of Tri-County
	Agency/Group/Organization Type	Housing Regional Organization Services - Children Services - Elderly People Services - People with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis

		Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted United Way in a focus group meeting on December 5, 2019. United Way is an independently-governed 501(c)3 nonprofit organization connected to a network of more than 1,300 local United Ways through United Way Worldwide. Their Board of Directors focuses on finding local solutions in education, income, and health-based social services for the 34 communities they serve, including Framingham. The meeting discussed issues contributing to a lack of services, public health challenges, housing needs, specific groups in need, food insecurity, youth and older adult development, and current programming. Attendees recommended improving issues associated with poor access to services and resources, including healthy nutritional options. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
21	Agency/Group/Organization	Bay Path Elder Services, Inc.
	Agency/Group/Organization Type	Services-Elderly People
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bay Path Elder Services is a non-profit corporation specializing in home care and related services that enables people to live independently and comfortably in their homes while promoting their well-being and dignity. The Community and Economic Development Division consulted Bay Path in a focus group meeting on December 5, 2019. The meeting discussed issues contributing to a lack of elder services, home care challenges, housing needs for the elderly/disabled, transportation, older adult development, and current programming. Attendees recommended improvements to elder/disabled adult services and growing resources in Framingham. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
22	Agency/Group/Organization	Framingham Fair Housing Committee
	Agency/Group/Organization Type	Housing Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Lead-Based Paint Strategy Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The Community and Economic Development Division consulted the Framingham Fair Housing Committee via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. The Fair Housing Committee works to promote access to decent, safe and affordable housing for all segments of the community to the

	consultation or areas for improved coordination?	maximum extent feasible. The Committee does this through the study of issues, public education, and advocacy. Affordable housing needs, groups experiencing fair housing barriers, and housing discrimination were the topics mentioned. Participants recommended improving access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
23	Agency/Group/Organization	Massachusetts Department of Housing and Community Development (DHCD)
	Agency/Group/Organization Type	Other Government - State
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted Balance of State Continuum of Care (BoS CoC) directly for the Needs Assessment and Market Analysis sections of this Consolidated Plan. DCHD also provided necessary information pertaining to the Subsidized Housing Inventory (SHI).
24	Agency/Group/Organization	West Metro HOME Consortium
	Agency/Group/Organization Type	Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Lead-Based Paint Strategy Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted the West Metro HOME Consortium directly for the Needs Assessment and Market Analysis sections of this Consolidated Plan regarding HOME coordination and program implementation.
25	Agency/Group/Organization	Advocates
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly People Services-People with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization	The Community and Economic Development Division consulted Advocates via a Fair Housing Survey circulated from January 11, 2020

	consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	to January 30, 2020. Advocates champion people who face developmental, mental health, or other life challenges, partnering with individuals and families to shape creative solutions to obstacles. Their services include: addiction recovery, autism services, brain injury, care management, co-response jail diversion, counseling and psychiatry, day and employment services, deaf services, developmental services, elder services, family and caregiver services, mental health recovery, pharmacy services, psychiatric emergency services, residential services, shared living, and youth and family counseling. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. They made recommendations to improve access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
26	Agency/Group/Organization	Framingham Disability Commission
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted the Disability Commission via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. The Commission works with city officials, in particular the ADA Coordinator and the Access Compliance Inspector, to promote the inclusion of people with disabilities in all aspects of community life. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. They made recommendations to improve access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
27	Agency/Group/Organization	Family Promise of MetroWest
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with Children Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted Family Promise of MetroWest via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Family Promise provides safe shelter and support to families experiencing homelessness in MetroWest. Their vision is to build an interfaith community of congregations committed to addressing the issue of family homelessness. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. Family Promise recommended improving access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including

		coordination, information sharing, and where money should be allocated.
28	Agency/Group/Organization	Framingham Public Schools
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Families with Children Homelessness Needs – Unaccompanied Youth Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted Framingham Public Schools via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. School staff recommended improving access to affordable housing for families and how to overcome family discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
29	Agency/Group/Organization	Justice Resource Institute (JRI)
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homelessness Strategy Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted the Justice Resource Institute via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. JRI is a leader in social justice, with over 100 diverse programs meeting the needs of underserved individuals, families and communities, and delivering targeted services that support the dignity of each person. JRI works in partnership with individuals, families, communities and governments to pursue the social justice inherent in opening doors to opportunity and independence. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. JRI recommended improving access to affordable housing and overcoming discrimination for all types of individuals and families. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
30	Agency/Group/Organization	MetroWest Legal Services
	Agency/Group/Organization Type	Regional Organization Service - Fair Housing Services - Homeless Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community and Economic Development Division consulted MetroWest Legal Services (MWLS) via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. MWLS provides free civil legal aid to low-income people and victims of crime who would be denied justice without their help. Their priority practice areas include: family law, housing, homeless advocacy, government benefits (including social security), education, and elder law and immigration. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. MWLS recommended improving access to affordable housing for all and how to overcome various types of discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
31	Agency/Group/Organization	Jewish Family Services of MetroWest
	Agency/Group/Organization Type	Other - Nonprofit
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homelessness Strategy Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Jewish Family Services of MetroWest (JFSMW) is a nonprofit, community-based organization dedicated to protecting and providing services to over 5,000 people in need within MetroWest and Greater Boston. Their services include academic support for low income children, nutrition and basic assistance for families, citizenship and immigrant programs, geriatric care management, and other support services that enable frail older adults to live independently. The Community and Economic Development Division consulted JFSMW via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. JFSMW recommended access improvements to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
32	Agency/Group/Organization	Wayside Youth and Family Support Network
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wayside Youth and Family Support Network works with families under significant stress due to mental illness, behavioral problems, addiction issues, and other challenges through mental health counseling and family support services to children, young adults and families. They also support youth who have experienced abuse, neglect and trauma. The Community and Economic Development Division consulted Wayside Youth and Family Support Network via a Fair Housing Survey circulated from January 11, 2020 to January

		30, 2020. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. They recommended improving access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
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Identify any Agency Types not consulted and provide rationale for not consulting.

No agencies with an interest in the Five-Year Consolidated Plan were excluded during the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	DHCD	Goal to end homelessness through the provision of shelter and housing opportunities.
Framingham PHA 5-Year Plan and Annual Plan (2015-2020)	Framingham Housing Authority	The Framingham Housing Authority shares the goal of providing accessible, affordable housing to serve those most in need and to reduce homelessness.
Framingham Open Space Plan and Recreation Plan (2013)	Framingham Community and Economic Development Division	Identification of active and passive recreation and open space improvements, which overlaps with health services, public safety, and non-housing community development needs.
Framingham Housing Plan 2007, updated 2014	Framingham Community and Economic Development Division	Addresses the housing need and demand, offering goals and recommendations for affordable housing production and overcoming barriers.
Southeast Framingham Brownfield Plan (2016)	Framingham Community and Economic Development Division	Identifies development and community revitalization opportunities for Southeast Framingham, an area that is considered LMI.
Neighborhood Revitalization Strategy Area Plan (2012)	Framingham Community and Economic Development Division	Identifies revitalization opportunities within the NRSA (South Framingham), an area that is considered LMI. Housing and non-housing needs, land use, community development, and economic development goals established.
Downtown Framingham Transit Oriented Development Action Plan (2015)	Framingham Community and Economic Development Division	Creates goals to assist local businesses and promote job creation and walkability citywide. Offers alternative transportation options and future recommendations.
FY2019 to FY2024 Capital Improvement Plan	City of Framingham	Develop long-term strategies and goals for public facilities, municipal building, and infrastructure improvements, including accessibility improvements.
2018 Business Climate Survey	Downtown Framingham Inc. and Downtown Framingham Business Coalition	Job creation, training, and economic development goals identified via a survey in the Downtown.

Downtown Framingham Inc. 2019 Annual Report	Downtown Framingham Inc.	Job creation, workforce training, and economic development goals established in Downtown Framingham.
Economic Development Strategy; Phase 1 (2019)	Framingham Planning Board	Job creation, workforce training, and economic development goals and strategies established for the city of Framingham.
Community Resilience Building Workshop Summary of Findings (2019)	City of Framingham	Informed the hazard mitigation section of the market analysis and developed goals based on community feedback. Data within the plan was used for goals pertaining to public facility, public infrastructure improvements, housing, and economic development.
Framingham Multiple Hazard Mitigation Plan 2017 Update	The Multiple Hazard Mitigation Plan Working Group	Informed the hazard mitigation section of the market analysis and developed goals based on findings. Data within the plan was used for goals pertaining to public facility, public infrastructure improvements, housing, and economic development.
Golden Triangle Planning Study (2018)	City of Framingham and Town of Natick	Informed data-driven recommendations in the Golden Triangle study area. Offered solutions and assessed economic problems, allowing to plan for the area's future and set goals.
Framingham Master Plan Part 2: Master Land Use Plan 2012, update 2014	City of Framingham	Policy initiatives, recommendations, and goals for housing, land use, economic development, public facilities, services, and infrastructure.
Consolidated Plan (2020-2025)	West Metro HOME Consortium	Goals for affordable housing preservation, maintenance, and growth. Point of reference to understand changes in housing and in provision of public services to address critical needs. The plan also contains data to use for understanding trends.
Annual Action Plan (2020)	City of Framingham	Goals for housing/homelessness needs, non-housing needs, and non-housing community development needs. Point of reference to understand changes in housing and in provision of public services. The plan also contains data to use for understanding trends.
Consolidated Plan (2016-2020)	Framingham Community and Economic Development Division	Goals for housing/homelessness needs, non-housing needs, and non-housing community development needs. Point of reference to understand changes in housing and in provision of public services. The plan also contains data to use for understanding trends.
Nevins Market Feasibility Study (2009)	City of Framingham and the Framingham Downtown Renaissance	Informed data-driven recommendations for Nevins Hall. Offered solutions and assessed economic problems, allowing to plan for the future.
Framingham Complete Streets Policy (2015)	Framingham Board of Selectmen	Creates goals to assist the local economy and businesses. Goals include promoting job creation, walkability, and citywide vitality through alternative transit. Offers alternative

		transportation options and future recommendations.
Framingham Bike and Pedestrian Plan (2017)	Framingham Community and Economic Development Division	Goals include promoting walkability and citywide vitality and health through alternative transit. Offers alternative transportation options and future recommendations.
Green Infrastructure for Framingham, Massachusetts: Greenway Planning and Cultural Landscape Design (2015)	Framingham Community and Economic Development Division	A study of a comprehensive greenway network that combines natural, recreational, historic, cultural, and community/economic resources. Goals align with housing and non-housing community development needs.

TABLE 2 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan.¹⁸

The City has \$417,039 from prior year resources and has received \$542,619 in program income to fund 2020-2021 CDBG activities. Total funding of approximately \$2,700,000 between 2020 and 2025 will be used for public service; economic development; housing rehabilitation, including code enforcement; and emergency COVID-19 pandemic-related activities throughout the duration of this Consolidated Plan, furthering the goals outlined within the Strategic Plan. Public services will receive approximately \$407,000 in funding over the next five years, complying with HUD's 15 percent cap. The City gives special consideration during the RFP process to projects that leverage multiple funding sources and serve high-priority needs in the community. A recent example is the awarding of a \$3.4 million grant through the MassWorks Infrastructure Program to fund intersection reconstruction of Nobscot Plaza, increasing safety and supporting future redevelopment. The project will reconstruct an intersection in Nobscot Village, leveraging \$2.4 million in local funds and unlocking \$43.5 million in private investment. This project will also create 160 units of multi-family housing (including 15 percent affordable and middle-income), more than 25,000 square feet of mixed-use commercial space, and a 13,500 square-foot pharmacy.¹⁹ From 2020 to 2025, Framingham will receive additional federal, state, and local resources to leverage in their CDBG efforts.

The city is a member of the WestMetro HOME Consortium that includes 12 other municipalities. The Consortium allocates HOME funding to each of the communities in the region to assist in furthering affordable housing development and preservation. Their 2020 allocation was \$1,480,032, a 3 percent increase from program year 2019. Approximately \$268,950 is set-aside by the Consortium for Framingham. As mentioned previously, Framingham is a member of the Balance of State Continuum of Care (BoS CoC) for homelessness with 75 other municipalities. The Community and Economic Development Division actively consults with its WestMetro Home Consortium and CoC partners, city

¹⁸ (91.215(l)).

¹⁹ "Baker-Polito Administration Announces \$3.4 Million MassWorks Infrastructure Award in Framingham," Massachusetts Executive Office of Housing and Economic Development, (Massachusetts: Office of Governor Charlie Baker and Lt. Governor Karyn Polito, January 8, 2020).

committees, boards and commissions, and local and regional service providers to coordinate efforts and leverage resources.

CDBG funding activities to support low and moderate-income residents over the next five years include \$375,000 for public services, \$375,000 for economic development, \$500,000 for public facilities, \$500,000 for housing rehabilitation, and \$500,000 for Administration (up to 20 percent of allocation). PY2020, the City anticipates receiving \$542,619 for public services, economic development, housing rehab and code enforcement as a subset of housing rehab services. Also, during PY2020, the city will be completing its Open Space and Recreation Plan. The Plan's goals mirror those of this Consolidated Plan, the PY2020 AAP, and those of future AAPs for PY2021 through 2025: protecting, managing, improving, and expanding open space and recreation resources to improve the public realm and public facilities for all, particularly those in LMI neighborhoods. The plan is updated every seven years by the Open Space and Recreation Implementation Working Group.

Narrative

Consolidated Plans involve cooperation with multiple organizations to determine opportunities for CDBG funding. Studies commissioned by the city containing evaluations of housing, facility/infrastructure, economic development, social services, and other local/regional initiatives provided information for the Needs Assessment and Market Analysis of this Plan. These plans are outlined in detail in Table 3.

It is important that the Consortium works collaboratively to seek out local and state match opportunities to forward housing and community development initiatives, as CDBG funding alone is not enough to cover the cost of large-scale projects. As an Entitlement Grantee, Framingham must adhere to specific performance measures and timely expenditure of funds set by HUD. Roles and responsibilities must be clear among partners for well-timed performance and fund expenditures, or beneficiaries can be adversely effected. Backlogs can have compounding effects if not properly managed, diverting attention from other projects.

PR-15 Citizen Participation²⁰

SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION.

Summarize citizen participation process and how it impacted goal-setting.

The Citizen Participation Plan was updated as part of the 2021-2025 Consolidated Plan. The outreach process consisted of consultations via ten focus group sessions, a public meeting hosted by the Community and Economic Development Division (December 5, 2019), a Fair Housing survey (from January 11, 2020 to January 30, 2020), fair housing focus group questions, a public hearing on the draft (July 7, 2020), and a public comment period to review the draft and incorporate additional comments. The Department of Planning and Community Development (PCD) hosted the public meeting on December 5, 2019 in the Blumer Room of City Hall, focusing on housing, economic development, public facility, and public service needs of Framingham's low-income residents. Advertisements in the MetroWest Daily News provided advanced notice of every hearing. The city posted all public meeting notices on the City website. Table 4 outlines the public comments received during the focus group sessions, during the public meeting, and during the public comment period. Important information gathered through the consultation process is also outlined in PR-10.

The Public Notice soliciting comments on the 2021-2025 Consolidated Plan and PY2021 Annual Action Plan draft was published in June 2020. The public hearing on the draft was held on July 7, 2020 due to COVID-19, and the public comment period following between July 8 and July 14, 2020. The City posted a link to the Plan on their website for five days for the open comment period. The City also worked with stakeholders encouraging participation of all including minorities, non-English speaking minorities, and people with disabilities. The city publishes notices in Spanish and Portuguese and provides translation services for those whom English is their second language.

CITIZEN PARTICIPATION OUTREACH

See table, next page.

²⁰ 91.105, 91.115, 91.200(c) and 91.300(c).

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting: Focus Groups	Minorities Non-targeted/broad community People with Disabilities Residents of Public and Assisted Housing	The Community and Economic Development Division hosted a series of 5 focus group sessions on December 4, 2019 at Framingham City Hall in Conference Room One. The meetings covered the following topics in respective order: city services (1 attendee), public facilities/public infrastructure (4 attendees), public services (2 attendees), and housing and public services (4 attendees). Barrett Planning Group (the Consolidated Plan consultant) conducted the meetings. The consultant explained needs/priorities of the Plan and prompted attendees with questions in specific topics.	Attendees provided comments and answered questions about the following: economic development, public facilities/public infrastructure, public services, health services, and housing. Participants made suggestions for improvements, discussed achievements, described specific trends in Framingham, highlighted challenges, and addressed priorities for LMI residents. The consultant electronically sent two sets of public services questions to individuals who could not attend in-person.	None.	X
2	Public Meeting: Focus Groups	Minorities Non-targeted/broad community People with Disabilities Residents of Public and Assisted Housing	The Community and Economic Development Division hosted a series of 5 focus group sessions on December 5, 2019 at Framingham City Hall in Conference Room One. The meetings covered the following topics in respective order: health services (1 attendee), housing (4 attendees), public services and housing (1 attendee), community development (1 attendee), and economic development (3 attendees). Barrett Planning Group (the Consolidated Plan consultant) conducted the	Attendees provided comments and answered questions about the following: economic development, public facilities/public infrastructure, public services, health services, and housing. Participants made suggestions for improvements, discussed achievements in their fields, described specific trends in Framingham, highlighted challenges, and addressed priorities for LMI residents. There were no	None.	X

			meetings. The consultant explained needs/priorities of the Plan and prompted attendees with questions in specific topics.	responses submitted electronically.		
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish and Portuguese. Non-targeted/broad community	The MetroWest Daily News publication has is the largest regional newspaper. A five-day notice for public comment of the draft Consolidated Plan was noted.	No comments were received.	None.	X
4	Public Meeting	Minorities Non-targeted/broad community People with Disabilities Residents of Public and Assisted Housing	Five members of the public attended the public hearing on the 2021-2025 Consolidated Plan. Two Community Development staff also attended. The meeting was held on December 5, 2019 at Framingham City Hall in the Blumer Room. The Community and Economic Development Division explained the Plan and eligible activities. The consultant and city staff addressed questions and recorded attendee feedback.	Attendees provided comments and answered general questions about the following topics: housing, economic development, social services, and public facilities. Participants made suggestions for improvements and where they believe funding should be allocated.	None.	X
5	Fair Housing Survey	Minorities Non-targeted/broad community People with Disabilities	A total of 12 people completed the online fair housing survey between January 11, 2020 to January 30, 2020. The Community and Economic Development Division sent the survey to housing and social services professionals in the city and region with institutional knowledge of housing barriers and of fair housing policies and	Respondents addressed fair housing concerns. Questions specifically covered unmet housing need, housing discrimination, challenges for low-income individuals, and issues when finding housing. Participants also answered basic demographic questions.	None.	X

		Residents of Public and Assisted Housing	practices. These individuals/organizations have experience working with clients who have been discriminated against/filed a discrimination complaint.			
6	Other: Fair Housing Focus Group Questions	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>People with Disabilities</p> <p>Residents of Public and Assisted Housing</p>	A total of 5 people electronically completed the fair housing focus group questionnaire in early February 2020. The Community and Economic Development Division sent the questionnaire to ten housing and social services professionals in the city/region with institutional knowledge of housing barriers and of fair housing policies and practices. These individuals indicated their willingness to participate in a fair housing focus group during completion of the Fair Housing Survey. Due to scheduling issues, it was decided that the questions be distributed and returned electronically.	Respondents addressed fair housing concerns. Questions specifically covered unmet housing need, housing discrimination, LMI challenges, education barriers for low-income individuals, issues when finding housing, and municipal policies.	None.	X

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

NA-05 Overview

NEEDS ASSESSMENT OVERVIEW

The Needs Assessment presents the City of Framingham's housing and community development needs as determined through analysis of data from public and private sources, as well as interviews with community organizations, residents and businesses, and City officials. It covers a wide range of needs that exist in Framingham today, from the needs of the City's homeless to minorities, people with disabilities, lower-income homeowners and renters, small businesses, and more.

Framingham belongs to the WestMetro HOME Consortium. As the HOME Consortium's lead community, the City of Newton prepares and submits the Consortium's Consolidated Plan, which includes an analysis of Framingham's housing needs and market conditions. Accordingly, while the Needs Assessment Framingham has prepared addresses housing needs, it places special emphasis on city-specific community development needs and goals. As a CDBG entitlement city, Framingham develops plans and funding priorities that allocate at least 70 percent of funds to activities that benefit low- and moderate-income (LMI) people. The City is committed to identifying and implementing the housing and community development strategies that will provide the greatest impact to the neediest given the funding available.

Housing

Overview. The Department of Planning and Community Development (PCD) identified the following overall housing needs to the WestMetro HOME Consortium as part of its Consolidated Plan process:

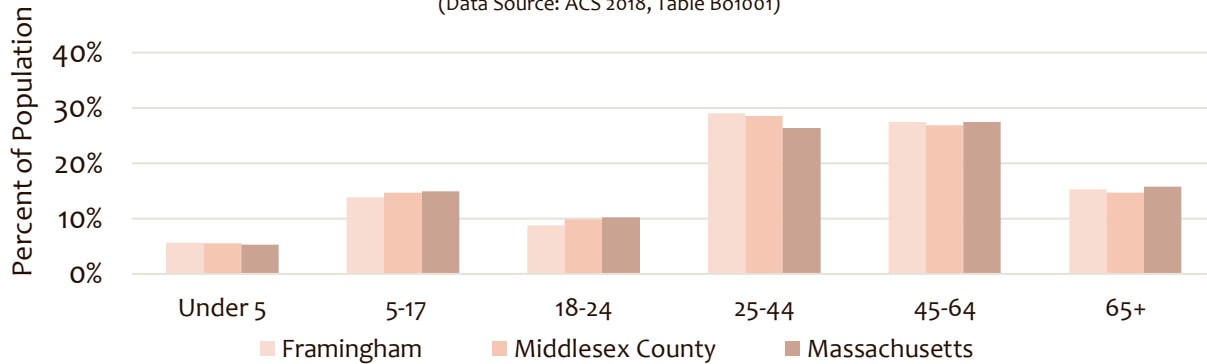
- More accessible units, especially first floor units for mobility-impaired households;
- More subsidized units;
- More extremely low income (ELI) units;
- Housing affordable to people who work in Framingham; and
- Housing accessible to employment centers and transit options.

Population Age. The breakdown of Framingham's population by age is in line with Middlesex County and Massachusetts. The most notable difference exists in the age 25-44 bracket, which comprises 29 percent of Framingham's population compared to 26 percent of the state population. While Framingham's age breakdown is not unique, the financial strain experienced by different household types leaves some populations more vulnerable than others. Sixty-five percent of households with at least one child under six and 64 percent of households with at least one person age 75 or older are considered LMI compared to 46% of all Framingham households.²¹ In focus groups, service providers noted the strain felt by elderly residents on fixed incomes who are over income limits but cannot afford assisted living. An adequate supply of safe, and affordable housing options for seniors and families with young children is crucial to ensure the needs of these families are met.

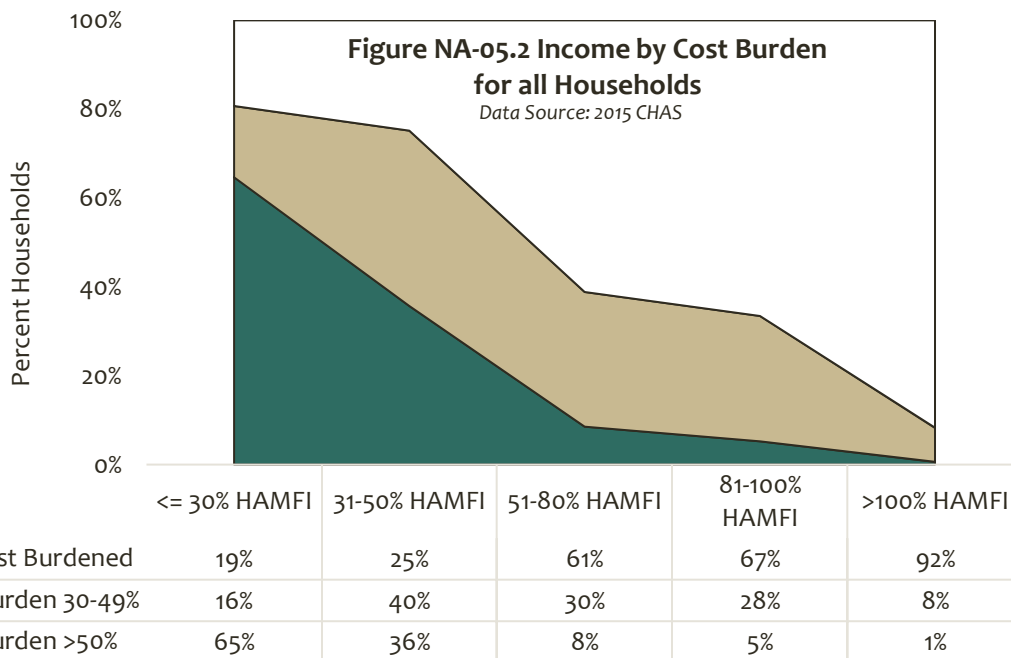
²¹ 2011-2015 CHAS.

Figure NA-05.1: Population Breakdown by Age

(Data Source: ACS 2018, Table B01001)



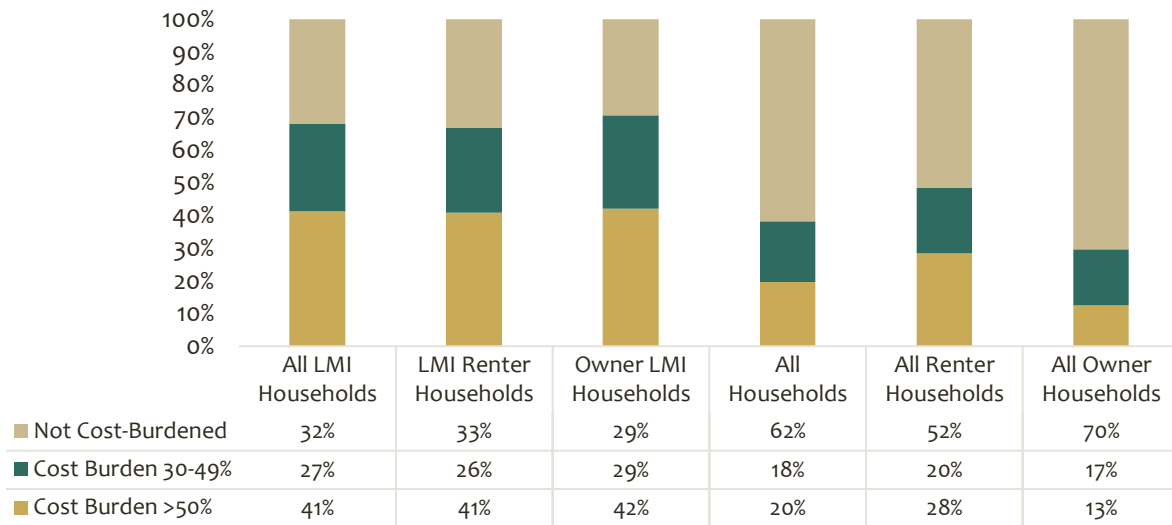
Housing Cost Burden. In 2015, there were an estimated 70,455 residents in Framingham and 27,030 households.²² Thirty-eight percent of all households were considered cost-burdened – i.e., paying more than 30 percent of their income toward housing costs. Of these households, twenty percent households were severely cost-burdened (paying more than 50 percent of their income toward housing costs), and 18 percent were moderately cost-burdened (paying between 30-49 percent of their income toward housing cost).²³ Figure NA-05.2 indicates that LMI households are significantly more likely to be cost-burdened or severely cost-burdened, a trend not unique to Framingham. Among LMI households, homeowners in Framingham are slightly more likely to experience cost burden, as shown in Figure NA-05.3.



²² 2015 ACS, Tables B01003 and B11001.

²³ 2011-2015 CHAS.

Figure NA.05.3: Cost-Burdened Households by Tenure



While Housing Cost Burden is discussed more deeply in the Housing Market Analysis, the difference in affordability for rental units versus ownership units may account for this. The ratio of Framingham’s median family income to that of the Boston Metro Area is 0.93.²⁴ The 2018 median sales price for a single-family home in 2018 was \$439,950,²⁵ which is unaffordable for households earning the HAMFI — and even more so for those earning Framingham’s median family income. However, this disparity affects LMI renter households less significantly than LMI homeowner households. Framingham’s median gross rent is lower than HUD fair market rent and the low HOME rent limit; the median is \$1,380 for a 3-bedroom unit in Framingham to compared to the HUD FMR (\$2,182) and low HOME rent limit (\$1401) for the Boston Metro Area.²⁶

Figures NA.05-04 and NA.05-05 indicate further differences between renter households and homeowners; among LMI renters, nonfamily households are most likely to be severely cost-burdened, whereas the elderly are most likely among LMI homeowners. By contrast, large family LMI households are least likely to experience severe cost burden both among renters and homeowners. Thirty percent of

²⁴ \$99,729 for Framingham (ACS 2018 Table B19113) compared to \$107,800 for the Boston Metro Area (HUD 2018).

²⁵ Banker and Tradesmen, *Town Stats*, “Median Sales Price,” 2019. .

²⁶ ACS 2018 Table B25031, HUD 2018.

households with at least one child age 6 or younger are considered extremely low income compared to 20 percent of total households.

Figure NA-05.4: Severely Cost-Burdened Renters in Framingham

Data Source: 2015 CHAS

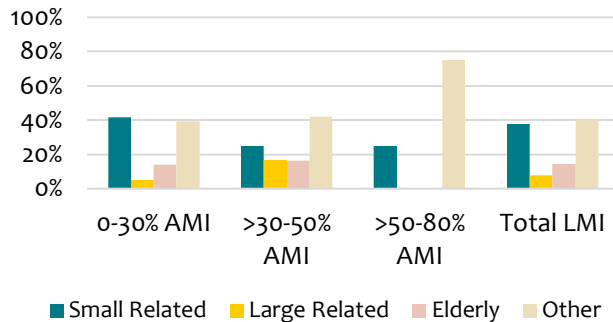
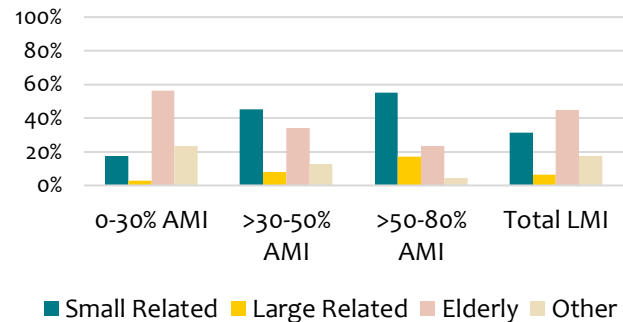


Figure NA-05.5: Severely Cost-Burdened Homeowners in Framingham

Data Source: 2015 CHAS



Disproportionately Greater Need. “Disproportionately Greater Need” is the term used to evaluate housing needs of minorities compared to the total population. It is derived by dividing the number of racial/ethnic households with one or more housing problems by the total number of households for that specific racial or ethnic group. HUD determines disproportionately greater need exists when the racial/ethnic group in an income category is 10 percentage points higher than the percentage of persons in the entire income category. Figure NA.05.6 shows that Asian households are the only disproportionately affected minority population. For purposes of this discussion, HUD defines housing problems and severe housing problems as follows:

- The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks plumbing facilities, 3. More than one person per room, and 4. Cost burden greater than 30%.
- The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, and 4. Cost Burden over 50%.

Figure NA-05.6: Maximum Affordability Based on Median Family Income

Population	Income	One or More Housing Problems	One or More Severe Housing Problems
Asian	0-30% HAMFI	94% (+18% from jurisdiction)	59% (+19% from jurisdiction)
	81-100% HAMFI	No disproportionate need	18% (+11% from jurisdiction)

Data Source: 2015 CHAS

Twenty-four percent of the City’s 2,477 Asian households live in Census Tract 3840.02, with 14 percent in Block Group 3. Another 15 percent of Asian households live in Census Tract 3835.01, with 9 percent in Block Group 1.²⁷

Age of Housing Stock. Seventy-nine percent of Framingham’s housing stock was built before 1980, with largest number of homes (29 percent) built between 1950 and 1959.²⁸ LMI households are more likely to live in older units in need of maintenance, and Framingham is no exception. Census tracts 3831.01 and 3831.02 in South Framingham have the lowest median household incomes throughout the city (\$40,271 and \$39,518 respectively), and the highest percent of units build before 1980 (88 percent and 90 percent).

Public Housing. The Framingham Housing Authority (FHA) operates 1,068 units (235 of which are federal), broken down into 398 family units and 670 elderly/disabled units. The FHA also provides forty- two accessible units and reports a need for accessible bathrooms and first-floor units or buildings with elevators to accommodate those with mobility impairments. Additionally, the FHA also administer 988 tenant-based Housing Choice Vouchers (HCVs), including the recent addition of five Veterans Affairs Supportive Housing (VASH) vouchers.

Currently 6,421 households are on the waiting list for a public housing unit. Sixty-one percent of these households are families, 15 percent are elderly, and 11 percent include a person with a disability. The FHA is part of a centralized state-wide waiting list for Section 8 Housing Choice Vouchers (HCVs), but 1,822 households on this centralized list indicated a preference to live or work in Framingham. Fifty- five percent of these households are individuals, and 30 percent include a person with a disability. Due to the lack of affordable housing within the community, there has been an increase in the number of households in the past five years applying for subsidized housing. Currently the waiting list is ten years. The FHA identified the ability to find affordable units as the greatest need for Section 8 voucher holders; for public housing residents — especially those living in the south end of the city — the FHA identified access to transportation and self-sufficiency programs as the greatest need.

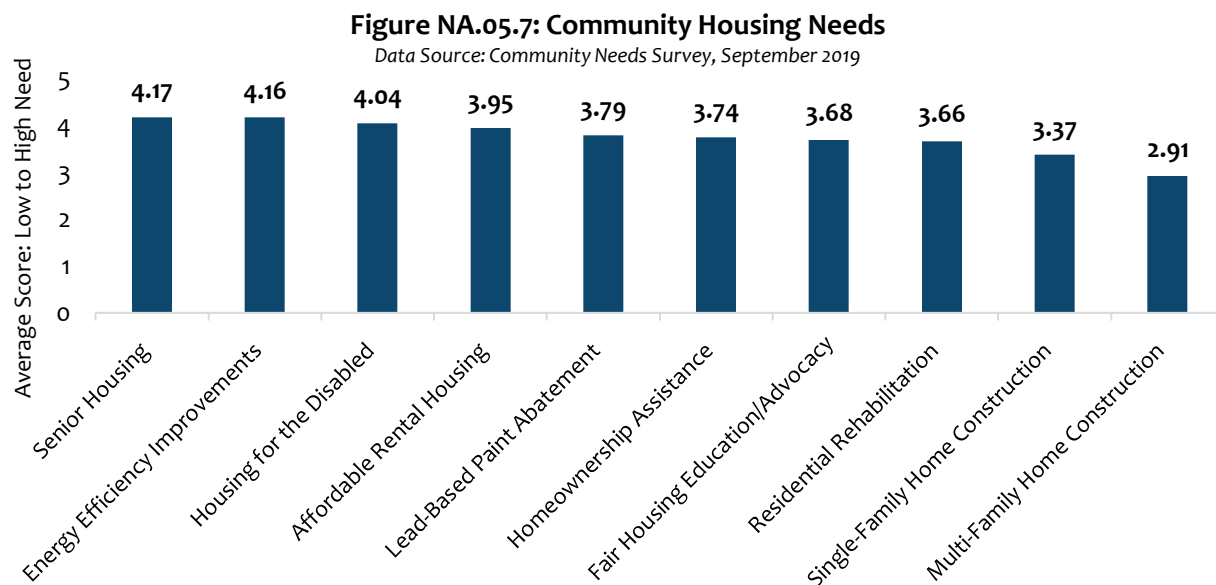
The FHA’s 2020-2024 Five-Year Plan identified the following goals:

- Improve the quality of assisted housing, including the rehabilitation of its 125 units of family federal public housing.
- Apply for grants and other funding sources.
- Continue successful programs including the Housing Liaison Officer program and afterschool homework program (HOOPS) and investigate new programs for seniors.
- Increase the supply of assisted housing units through partnership opportunities, applying for the maximum number of available vouchers, and engagement with current and potential landlords to increase participation.
- Continue existing successful community engagement events and investigate coordinating new ones such as an on-site Farmer’s Market.
- Promote the Family Self-Sufficiency Program, advocate for public transportation near public transportation near the FHA’s family site, and investigate ways to offer onsite GED courses.

²⁸ 2018 ACS, Table B25034.

- Operate at a high level of efficiency by shifting to direct deposit for landlords, investigating an online payment system for residents, and improving the FHA's online presence.
- Ensure equal opportunity and affirmatively further fair housing by expanding the availability of Limited English Proficiency (LEP) resources, complying with all Violence Against Women Act (VAWA) requirements, responding in a timely manner to discrimination complaints, and more.

Priority Housing Needs. The City administered a Community Needs Survey in September 2019 as part of their outreach for the WestMetro HOME Consortium Consolidated Plan community engagement process. Twenty percent of respondents indicated that the quality of the city's housing stock was declining, while 55 percent felt that it was improving. Respondents also rated various community housing needs on a scale of one to five, with one being low need and five being high need. Senior housing, energy efficiency improvements, housing for the disabled, affordable rental housing, and lead-based paint abatement were identified as the top five needs. Figure NA.05.6 displays the average scores for all categories included in this question.



Fair Housing Concerns

Participants in focus groups and interviews noted socioeconomic and racial/ethnic segregation within the City, particularly in South Framingham where the majority of the Hispanic/Latino and Black/African American populations live. Some service providers indicated that they have observed instances of discrimination toward households based on race and ethnicity, socioeconomic status, voucher status, language spoken, and family size, but other participants said they had not observed overt discrimination; however, participants did note that more efforts could be directed to provide support to recent immigrants, particularly when a language barrier exists. Some service providers stated that they do not feel that Framingham residents are educated about their fair housing rights, especially within the large immigrant population; nonetheless, Community Needs Survey respondents did not identify fair housing education and advocacy as a top priority (Figure NA.05.6). Participants also noted that the inadequate public transportation system makes it difficult for individuals without a vehicle to get around the City, leaving low income, disabled, and elderly populations particularly vulnerable to isolation. Responses also indicated an observable need for more affordable units, subsidized units, housing for larger families, and housing for people with disabilities.

Homelessness

Framingham is part of the Balance of State (BoS) Continuum of Care (CoC). On January 30, 2019 when the latest PIT count was done, there were 592 homeless Framingham residents. This comprises 31% of the homeless population in the BoS CoC. At this time, there were 481 households (only 95 of whom were without children) living in EA family shelters, with 124 individuals (78 adults, 45 children, and 1 person of unknown age) having a known disability.

The South Middlesex Opportunity Council (SMOC) is the main service provider targeting homeless households. They provide wrap-around services to many of the needs faced by these clients, including weekly case management, and also provide most of beds within Framingham. There are 481 emergency beds in Framingham, with 30 reserved for households experiencing domestic violence and 12 reserved for HIV households. Additionally, there are 134 permanent housing beds in Framingham, 93 of which are reserved for individuals.

In addition to SMOC, the local Veteran Service Officers refer local veterans to the Bedford VA office to obtain a VASH voucher that combines a housing voucher with case management and clinical services provided by the Department of Veteran Affairs. Wayside Family Services has a program in downtown Framingham focusing on unaccompanied youth. Tempo provides two transitional housing units and four emergency shelter beds for unaccompanied youth. The youth living in the transitional housing units are provided case management and clinical support.

Non-Homeless Special Needs

Populations with Special Needs. According to 2018 American Community Survey (ACS) data, 7,878 Framingham residents (11% of the City's population) have a disability. Forty-one percent of those living

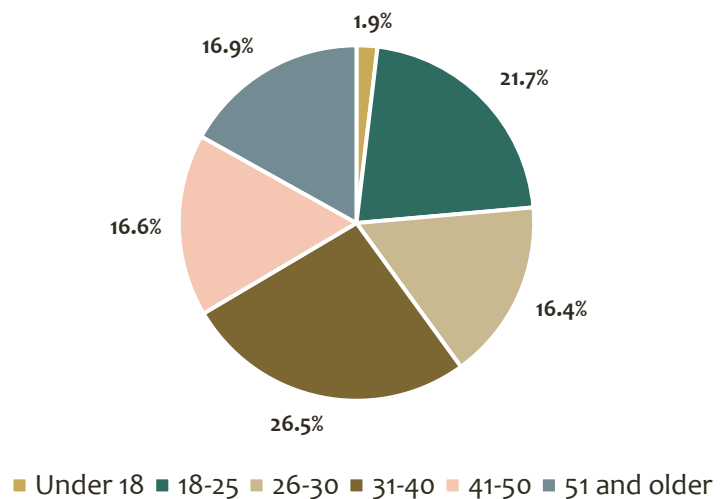
with a disability are over the age of 65.²⁹ Many of these residents have fixed incomes and mobility issues that prevent them from obtaining necessary services, leading to social isolation. They need for first floor units or buildings with elevators, clear path of travel, handicap accessible bathrooms, and other modifications.

Many social service providers such as the Callahan Senior Center, SMOC, Advocates, and Wayside Family and Youth work in Framingham. They report that clients need funds to make ADA modifications to their homes or apartments. A large portion of the LMI population are limited English learners and need more ESL classes. Social service agencies also cite the lack of affordable and accessory dwelling units as a barrier to staying within the community.

Substance Abuse. The Bureau of Substance Addiction Services (BSAS) oversees the statewide system of prevention, intervention, treatment, and recovery support services for individuals, families, and communities affected by gambling and substance addiction. According to BSAS, 1,298 Framingham residents received addiction services in FY 2017, 27 percent of whom were homeless. Heroin was the most widely abused substance, with 45.8% of those enrolled in services in 2017 identifying heroine as the substance for which they were seeking treatment. Social service providers point to the need for specialized housing for those recovering from substance abuse issues to prevent relapse.

Figure NA-05.8: Age at Enrollment of Addiction Treatment Services

Data Source: BSAS, 2017 Geographic Fact Sheet



HIV/AIDS. The Regional HIV/AIDS Epidemiologic Profile of Middlesex County indicates that there are 3,879 individuals in Middlesex County living with HIV. From 2007-2016, the county saw a 35% increase in HIV prevalence.³⁰ To address these needs, 12 emergency beds are reserved for households with HIV. Additionally, SMOC facilitates the administration of federal funding received through the Housing Opportunity for Persons with AIDS (HOPWA) program, which provides housing information, tenancy preservation, housing counseling, search and placement services to individuals and families living with HIV/AIDS. The HOPWA program serves approximately 60 individuals and families per year. The New Beginnings program at Bethany Hill Place also services adults living with HIV by providing an independent,

²⁹ 2018 ACS, Table B18101.

³⁰ Massachusetts Department of Public Health, Bureau of Infectious Disease and Laboratory Sciences. 2018 Massachusetts HIV/AIDS Epidemiologic Profile: Regional HIV/AIDS Epidemiologic Profile of Middlesex County, Massachusetts. <https://www.mass.gov/lists/hivaids-epidemiologic-profiles> Published September 2018.

supportive subsidized housing program with Medical Case Management for single adults living with HIV/AIDS and who desire to live independently in a community setting.

NA-50 Non-Housing Community Development Needs

INTRODUCTION

Community development is an essential component of the quality of life in a city or town. Community development needs consist of public facilities, public improvements, and public services. Like other CDBG entitlement grantees, Framingham allocates CDBG funds toward improving community and neighborhood infrastructure, facilities, and social services, and economic development, principally for the benefit of low-income residents.

Describe the jurisdiction's need for Public Facilities.

Framingham is a large city of roughly 73,000 people. Public safety and city departments utilize available facilities on a daily basis to service the general population, taking a significant toll on these facilities over time. According to the Capital Improvement Plan for fiscal years 2019-2024, immediate maintenance of capital assets is required throughout the city. The City anticipates a total of \$402.8 million for long-range capital needs during the lifespan of the plan. There were nineteen municipal government buildings evaluated with building envelope, life safety, code compliance and major system deficiencies. Seven of the nineteen buildings are essential to public safety functions, including each of the five fire stations and police headquarters.³¹ Other buildings include the Pearl Street Garage, the Main Public Library, the Callahan Senior Center, and the Danforth Building. Fire Station 2 and Village Hall are currently moving forward with improvements.

Framingham's capital management budget has been under deliberation for many years, with individual plans continuing to be produced to forward certain initiatives – the primary challenge is coordinating with state agencies on when and how implementation will occur. Water and sewer remain an expensive and ongoing public facility need in Framingham, as they are crucial to support density. The projects are often combined to put both utilities in the ground simultaneously, coordinating with road restoration, sidewalk, and curbing projects. Figure NA-50.1 displays the specific funding needs by city department between now and 2024 as outlined in the capital plan. CDBG funds can be used to address eligible needs identified in a capital improvement plan.³¹

Figure NA-50.1: Framingham FY2019 to FY2024 Capital Improvement Plan

Data Source: City of Framingham

Department	FY19	FY20	FY21	FY22	FY23	FY24
City Clerk	\$116,580	\$0	\$0	\$0	\$0	\$0
Fire Department	\$795,201	\$1,105,000	\$751,000	\$698,000	\$0	\$0
DPW-Fleet	\$0	\$138,872	\$0	\$75,000	\$0	\$0
DPW-Engineering	\$2,645,000	\$8,410,000	\$6,802,500	\$6,651,950	\$3,904,400	\$1,600,000
DPW-Highway	\$9,141,621	\$14,891,958	\$13,474,967	\$8,539,593	\$16,114,125	\$10,238,887
DPW-Sanitation	\$4,074,000	\$585,000	\$364,000	\$190,192	\$2,243,787	\$391,250

31 City of Framingham, FY2019 to FY2024 Capital Improvement Plan, April 2018.

DPW-Snow and Ice	\$0	\$0	\$0	\$432,848	\$0	\$0
Library	\$136,970	\$0	\$0	\$0	\$0	\$0

Department	FY19	FY20	FY21	FY22	FY23	FY24
Parks and Recreation	\$939,091	\$1,506,873	\$3,588,992	\$8,914,496	\$2,361,038	\$1,539,323
School Department	\$6,805,000	\$71,505,534	\$5,298,385	\$4,061,600	\$30,322,060	\$5,647,000
Technology Services	\$730,321	\$125,000	\$206,000	\$250,000	\$0	\$130,000
Water Department	\$8,897,677	\$12,733,574	\$17,462,987	\$13,430,003	\$7,555,000	\$10,737,500
Sewer Department	\$11,533,214	\$15,101,806	\$12,373,800	\$11,799,904	\$10,860,000	\$11,550,000
Fund Type	FY19	FY20	FY21	FY22	FY23	FY24
Total General Fund	\$25,383,784	\$98,268,237	\$30,485,844	\$29,813,679	\$54,945,410	\$19,546,460
Total Utility Ent. Fund	\$20,430,891	\$27,835,380	\$29,836,787	\$25,229,907	\$18,415,000	\$22,287,500
Total All	\$45,814,675	\$126,103,617	\$60,322,631	\$55,043,586	\$73,360,410	\$41,833,960

In addition to the needs outlined by the City, respondents to the Community Needs Survey conducted indicated that they consider Community Centers, Youth Centers, and Senior Centers as the top three needs in Framingham today, averaging scores of 3.98, 3.92, and 3.90 respectively (out of 5).

How were these needs determined?

A Community Needs Assessment Survey administered in September 2019 yielded citizen input from 120 respondents. Additionally, The City held a Needs Assessment public hearing on and conducted focus group interviews with key staff and service providers in December 2019. The City's FY2019-FY2024 Capital Improvement Plan also was consulted to determine current public facility's needs.

Describe the jurisdiction's need for Public Improvements.

Focus group sessions conducted with the Parks and Recreation Department, the Inspectional Services Division, the Health Department, and the Department of Public Works during the Citizen Participation Process of this Consolidated Plan highlight an in-depth level of need for select public improvements. Parks and Recreation stated that the greatest need is required to promote connectivity accessibility, expand green space Downtown, and increase overall amenities in the Downtown and Environmental Justice (EJ) neighborhoods. Public Works emphasized the need for stormwater management, basic transportation, and expansion of the Rail Trail to the south side of the city.

Reiterating some of these needs, other public engagement opportunities yielded similar input while also bringing other issues to light. Public hearing attendees identified poor streetlighting, low-hanging power lines, drainage issues, and a lack of sidewalks (particularly in the south side of the City) as public

realm issues requiring attention. In particular, Beaver Dam Brook was cited as being subject to flooding due to drainage issues, making it difficult to access the Pelham property. The City's 2017 Hazard Mitigation Update confirms that this area is subject to disruptive flooding, as are several other low-lying areas.

Community Needs Survey respondents identified Downtown improvements as the most important need to enhance work force development, which mirrors feedback from other public engagement opportunities and City plans. The 2019 Downtown Framingham Annual Report cites the need for remediating unkempt vegetation along urban pathways and addressing vacant storefronts. Eighty-seven percent of respondents to Downtown Framingham's 2018 Annual Business Climate Survey indicated that traffic and parking are the most significant obstacle to success. Installation of wayfinding signs and delineating paths to and from parking lots would help with these obstacles. Focus group participants and the City's 2019 Economic Development Strategy, Phase I both addressed the potential benefits of enhancing the pedestrian experience downtown.

In terms of neighborhood conditions, the Health and Inspectional Services Departments discussed abandoned properties, the Nuisance Bylaw, and the receivership program as the greatest needs, citing a recent drop in funding. Respondents to the Community Needs Survey identified housing code enforcement as the number one need for improving neighborhood conditions. The top five priorities identified by respondents for increased code enforcement were junk cars on properties, improper outside storage, and large trucks in residential areas, illegally parked vehicles, and nuisance abatement.

How were these needs determined?

A Community Needs Assessment Survey administered in September 2019 yielded citizen input from 120 respondents. Additionally, The City held a Needs Assessment public hearing on and conducted focus group interviews with key staff and service providers in December 2019. Numerous City plans were consulted to determine these needs, including the City's FY2020 to FY2024 Capital Improvement Plan, Multiple Hazard Mitigation Plan 2017 Update, Downtown Framingham 2019 Annual Report, the 2018 Annual Business Climate Survey, and 2019 Economic Development Strategy, Phase I.

Describe the jurisdiction's need for Public Services.

While each specialized focus group identified unique public service challenges, one reoccurring theme throughout the interview process was the need for coordination among service providers. The target populations for these services often need help connecting the dots between resources, making collaboration especially critical. In addition, the sections below outline specific public service needs as identified through the public outreach process.

Meeting the needs of those with Limited English Proficiency. Public hearing attendees and multiple service providers cited language barriers as a major obstacle for people in need of services. Not only are agencies without enough bilingual staff unable to provide assistance, but the demand for ESL

classes exceeds available resources. This exacerbates the problem because the LEP population does not have access to the ESL resources needed to better navigate the services available to them.

Meeting the needs of the elderly. Community Needs Survey respondents identified the elderly as the most underserved population in Framingham. In addition to being the largest growing homeless population, the elderly are more severely affected by many lacking public services (transportation, food insecurity, etc.); as such, their needs will be addressed in each section.

Food Insecurity. Multiple service providers mentioned the need for more nutrition programs and food assistance as the poverty level continues to increase each year. People line up 2-3 hours before the Greater Boston Foodbank's mobile market opens. Service providers also stated that households with limited funds may not be able to make the healthiest food choices because they're trying to stretch out each dollar. Many on fixed incomes, including the elderly, struggle to afford food as housing costs rise. Bay Path Elder Services reports that 36 percent of their clients receiving weekly meals are in Framingham

Transportation. Transportation is fragmented and limited. The car-centric mentality does not work with the current business climate, and LMI households, the elderly, and people with disabilities who cannot or choose not to drive may become isolated.

Youth Development. Multiple service providers cited the need for programming geared toward youth, particularly those in middle school through early college. The teen programs offered at Pelham were cut, and there are no affordable or entertaining options for youth. Public hearing attendees and focus group participants also cited the need to provide youth with job training and skill development.

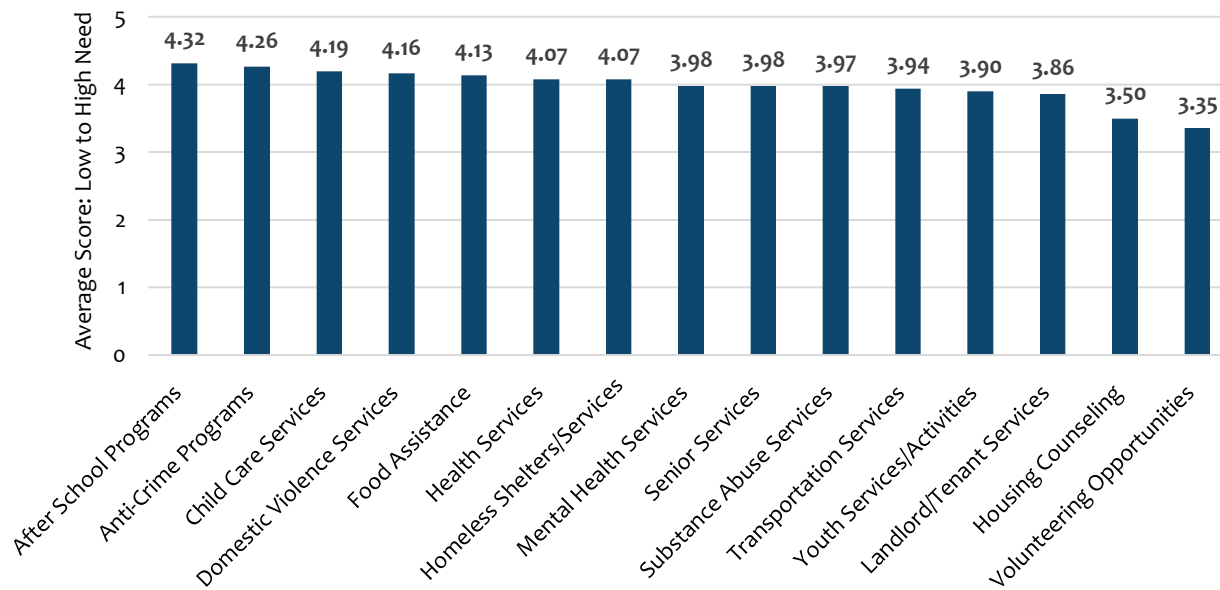
Economic Development. While this need will be discussed more thoroughly in the Market Analysis section of this plan, workforce and economic development tie into other areas of need. Lacking transportation options make it difficult for people who cannot drive to work. Additionally, Community Needs Survey respondents identified employment training and job creation/retention as the second and third highest needs for workforce development. According to the 2018 Annual Business Climate Survey, 30 percent of businesses point to employee retention as an issue. These workforce development obstacles connect to the identified need for youth development programs that provide job training and skill development.

Substance Abuse and Mental Health Resources. Multiple service providers discussed the increase in mental health issues and substance abuse within Framingham. This in turn contributes to a cyclical relationship with level of homelessness; not only can substance abuse and mental health issues lead to homelessness, but despair from homelessness can lead to substance abuse and mental health problems. Additionally, the City has difficulty retaining providers who may not want to work in a clinic setting due to stigma and burnout. Service providers pointed out that there is competition for talent and a somewhat strained relationship with MetroWest Medical Center.

Other Needs. Community Needs Survey participants identified afterschool programs, anti-crime programs, childcare services, domestic violence services, and food assistance as the top five most pressing community service needs, as shown in Figure NA-50.2.

Figure NA-50.2: Community Service Needs

Data Source: Community Needs Survey, September 2019



The survey also asked respondents to identify the level of need for five different special services. While all listed special needs services on the survey received an average score of 4 or higher, responses indicate a priority ranking from high to low as follows: neglected children's services, substance abuse services, domestic violence services, accessibility improvements, and centers/services for the disabled.

How were these needs determined?

A Community Needs Assessment Survey administered in September 2019 yielded citizen input from 120 respondents. Additionally, in December 2019, the City held a Needs Assessment public hearing on and conducted focus group interviews with key staff and service providers.

MA-05 Overview

HOUSING MARKET ANALYSIS OVERVIEW

The Market Analysis section of the Consolidated Plan explains market conditions in Framingham with data and information gained from community meetings, focus groups, surveys, and public documents. Understanding the supply of homes, jobs, and community services in Framingham and the demands placed on them will help the City decide how to make the most effective use of CDBG funds over the next five years.

The City is in a highly advantageous position in terms of its potential for economic development. Framingham's convenient location between Boston and Worcester, direct access to the Massachusetts Turnpike, and commuter rail service allow the City to propel itself as a major economic hub in the MetroWest region. In addition to being home to a university, community college, regional hospital, and the State Police Headquarters, Framingham hosts world-class companies including Staples (the largest employer in the City), TJX, Bose, and Sanofi Genzyme. Framingham's two Opportunity Zones allow the City to encourage private reinvestment in commercial and affordable multifamily residential properties in order to support Downtown redevelopment.

Framingham is a net importer of jobs, which means the City has more jobs bringing in people from other communities than it has residents leaving to work elsewhere. Nonetheless, some industries do see more Framingham residents leaving the community to work, particularly in the Finance, Insurance, and Real Estate sectors. Businesses point to a need for workforce training and education, as there is high employee turnover. Additionally, a significant portion of the population would benefit from Adult Basic Education (ABE) opportunities and resources for English Speakers of Other Languages (ESOL) as compared to the MetroWest region.

Labor Force and Employment Base. Framingham's **labor force** consists of all residents age 16 and over who are currently employed or looking for work. By contrast, the **employment base** refers to people who work in the City and may or may not be residents. There is significant overlap, as 32 percent of Framingham residents also work the City. Journey to Work data published by the Census Bureau indicates that 3,750 Framingham residents regularly commute to Boston for work (10 percent of the City's labor force), and another 3,147 (8 percent) commute to Natick.³² Figures MA-05.1 and MA-05.2 provide additional detail.

The top three industries for both Framingham's labor force and employment base are Education and Health Care Services; Professional, Scientific, and Management services; and Retail trade, although not in the same order. Together, 56 percent of Framingham's labor force work and 62 percent of its

³² ACS *Journey to Work* 2011-2015.

employment base work in these three industries. Section MA-45 will examine this industry breakdown further.

Figure MA-05.1: Top 5 Places of Work for Framingham Residents
Data Source: MCD/County to MCD/County Worker
Flow Data, ACS 2011-2015

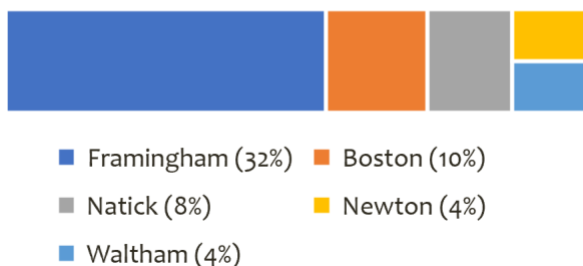
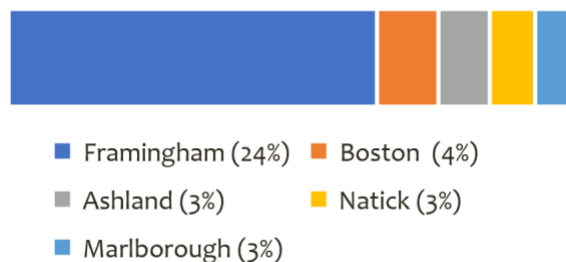


Figure MA-05.2: Top 5 Places of Residence for Framingham's Employment Base
Data Source: MCD/County to MCD/County Worker
Flow Data, ACS 2011-2015



Framingham residents who travel to work via public transportation have higher incomes on average compared to the City as a whole. For every \$1 earned by residents in the City's general labor force, residents who travel to work via public transportation earn \$1.36. This ratio is significantly higher for Framingham than the county and state, highlighting the fact that workers who use the commuter rail have access to higher paying jobs. The other notable difference exists among Framingham residents who work from home; Framingham residents working at home earn less than the City's labor force as a whole, which is not the case for Middlesex County or the entire state. Figure MA.05.3 displays these comparisons for all modes of transportation to work.

Figure MA-05.3: Median Income by Means of Transportation to Work						
Means of Transportation to Work	Framingham		Middlesex County		MA	
	Median Income	Ratio	Median Income	Ratio	Median Income	Ratio
	42,827		54,024		46,328	
Car, alone	49,678	1.16	57,696	1.07	49,339	1.06
Car, carpool	27,743	0.65	39,012	0.72	33,277	0.72
Public Transit	58,214	1.36	56,760	1.05	49,078	1.06
Walked	17,902	0.42	25,942	0.48	23,417	0.51
Other	24,816	0.58	47,179	0.87	35,325	0.76
Worked at home	38,290	0.89	54,400	1.01	49,989	1.08

Data Source: American Community Survey 2018 5-Year Estimates, Table B08121

Housing Affordability. The median family income in the Boston Metro Area in 2018 was \$107,800 (HUD Area Median Family Income, or HAMFI) compared to the median family income for Framingham \$99,729.³³ Forty-three percent of Framingham households are cost-burdened (i.e., pay more than 30 percent of their income toward housing costs). Homeowners are less likely to be cost-burdened compared to renter households (30 percent and 48 percent cost-burdened, respectively); however,

³³ ACS 2011-2015, Table B19113; Housing and Urban Development (HUD) Area Median Family Income (HAMFI), 2018

among LMI households, renters are slightly less likely to be cost-burdened than homeowners. Thirty-three percent of renter LMI households are not cost-burdened compared to 29 percent of homeowners.³⁴ This difference among LMI households may be due to the difference in affordability for rental units versus ownership units.

The 2018 median sales price for a single-family home in 2018 was \$439,950, which is unaffordable for households earning the HAMFI — and even more so for those earning Framingham’s median family income. Figure MA.05.4 displays the maximum affordability for households earning Framingham’s Median Family Income compared to households earning the Boston Metro Area Median Family Income.³⁵ Framingham’s median rent prices are more in line with low HOME rents as shown in Figure MA.05.5. However, an online search of available rentals indicates that advertised units are significantly more expensive than the median and are more in line with the area FMR.

Figure MA-05.4 Maximum Affordability Based on Median Family Income			
	Median Sales Price*	Maximum Affordability**	
		Framingham	Boston Metro Area
Single-Family Home	\$439,950	\$372,098	\$402,212
Condo	\$210,000	\$330,939	\$357,722

*Data Source: Banker & Tradesmen, Median Sales Price for Framingham (2018)

**Data Sources: Framingham Median Family Income (2018 ACS), Boston Metro Area HAMFI (2018 HUD Income Limits), and Barrett Planning Group LLC

Figure MA-05.5: Rent Comparison						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Median Rent	\$915	\$982	\$1,310	\$1,380	\$1,632	\$1,568
Fair Market Rent	\$1,253	\$1,421	\$1,740	\$2,182	\$2,370	\$2,726
Low HOME	\$943	\$1,011	\$1,213	\$1,401	\$1,563	\$1,726
High HOME	\$1,253	\$1,344	\$1,614	\$1,857	\$2,051	\$2,245

Data Sources: ACS 2013-2018 Five Year Estimates, Table B25031; FY 2018 Boston-Cambridge-Quincy, MA-NH HUD Metro FRM Area FMRs for All Bedrooms; 2018 HOME Program Rents, HUD

While rental prices may appear to be more in reach for LMI households, renters who have insufficient income and do not have a voucher are finding it difficult to afford the rents charged within the community. Many market rate and subsidized units completed under LIP and IZ are charging higher than the average monthly rent. The City expects this trend to continue with the soon-to-be completed market rate units in downtown Framingham.

34 Comprehensive Housing Affordability Strategy (CHAS), 2011-2015.

35 This calculation is based on a 30-year fixed rate mortgage with a 3.33% interest rate, Framingham’s 2018 residential tax rate, and standard rates for insurance and condo fees (if applicable), and assumes that homeowners will pay no more than 30 percent of their income toward housing.

Seven percent of families in Framingham live below poverty level; single mothers with children under 18 make up the highest family type in poverty, accounting for 62 percent of families living in poverty. Framingham has a significantly higher percentage of children under 18 living in poverty (13 percent) compared to the county (9 percent). Conversely, Framingham's population of adults living in poverty (9 percent) is more in line with county rate of 8 percent. This points to a need for families with children being a target population requiring more access to housing options.³⁶

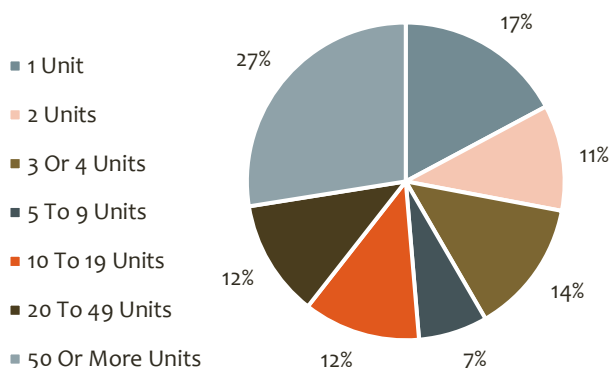
Tenure. Fifty-five percent of Framingham's housing units are owner-occupied, but concentrations vary greatly throughout the City. Generally, there are more rental units located in the southern half of the City, with census tracts 3831.01 and 3831.02 having the highest percentage at 78 percent and 91 percent, respectively. While 90 percent of Framingham's 15,541 owner-occupied housing units are single-unit homes, Framingham's 12,648 rental units are more diverse, as shown in Figure MA-05.6.³⁷

Condition of Housing. Seventy-nine percent of Framingham's housing stock was built before 1980, with largest number of homes (29 percent) built between 1950 and 1959.⁸ Generally, LMI households are more likely to live in older units in need of maintenance, and Framingham is no exception; census tracts 3831.01 and 3831.02 in South Framingham have the lowest median household incomes throughout the city (\$40,271 and \$39,518 respectively), and the highest percent of units build before 1980 (88 percent and 90 percent).

According to 2015 Comprehensive Housing Affordability Strategy (CHAS) data, 4 percent of owner-occupied units and 3 percent of renter-occupied units have children present. In calendar year 2018, the state Bureau of Environmental Health noted that 77% of the housing was built prior to 1978 and 1.4 percent of the child population age 9 months to 4 years had an elevated lead blood level.³⁸ Framingham Housing Authority mentioned that lead-safe housing units are readily available. Additionally, there are two programs available for lead remediation: Framingham's CDBG-funded Housing Rehab Assistance program (to be explained below), and the state's Get the Lead Out program. Since 2016, only three housing units required lead remediation.

Figure MA-05.6: Units in Structure for Rental Units

Data Source: ACS 2013-2018, Table B25032



³⁶ ACS 2013-2018, Tables B17001 and B17010.

³⁷ ACS 2013-2018, Table B25032.

³⁸ "Screening and Prevalence of Childhood Blood Lead Levels for Children 9 Months to Less Than 4 Years of Age by Community; Calendar Year 2018." Bureau of Environmental Health — Childhood Lead Poisoning Prevention Program.

As an entitlement community, the City of Framingham operates a housing rehabilitation program to support LMI homeowners or owners of residential properties with LMI tenants. The program provides up to \$25,000 in assistance for eligible projects as a deferred no-interest loan and allows property owners to address necessary repairs such as: emergency work (failed heaters, roofs, plumbing and electric, etc.), hazard abatement, and removal of architectural barriers for people with disabilities. Currently there is no waiting list for this program.

Affordable Housing. As of April 2020, Framingham has 2,968 affordable units listed with the Subsidized Housing Inventory (SHI).³⁹ Of these affordable units, the Framingham Housing Authority's portfolio includes 1,068 public units, in addition to the 988 tenant-based Housing Choice Vouchers (HCV) the FHA administers. This supply is inadequate to serve Framingham's LMI population, as the FHA reports a ten-year waitlist for HCVs. All of the housing units in the FHA's portfolio have a passing inspection score, but the family public housing campus in south Framingham is in need of major rehabilitation, an undertaking which the FHA is currently pursuing.

In January 2020, housing professionals in the community participated in an online Analysis of Impediments survey. Eighty-three percent of respondents indicated that the City's affordable housing needs were "great" or "extreme" and 45 percent of respondents indicated that one of the top problems for low-income people in Framingham is that "Affordable" housing is not affordable to those who need it. The Department of Planning and Community Development (PCD) has identified a lack of affordable, accessible, first-floor units for households with mobility issues, as well as a lack of workforce housing units located near to the City's major job centers

Homeless Households. SMOC (South Middlesex Opportunity Council) is the main service provider assisting homeless families and individuals. They provide wrap-around services to help clients navigate the various resources available to them. Depending on client need, SMOC refers clients to a wide variety of programs, including their Behavioral Health Services, Economic and Workforce Development, Joan Brack Adult Learning Center, SMOC Child Care, and more. For physical health services SMOC refers clients to the Edward Kennedy Community Health Center, located within South Framingham. Clients are also referred to the various disability providers within the community, such as Advocates, Wayside, MetroWest Legal Services, and the MetroWest Center for Independent Living.

There are currently 617 beds in Framingham for homeless families, with 30 reserved for DV households, and 12 reserved for HIV households. There are 617 emergency beds and 134 permanent housing beds, 93 of which are reserved for individuals. SMOC provides most of the beds within Framingham, as well as case management services to each household when they enter the facility. The local Veteran Service Officers refer local veterans to the Bedford VA office to obtain a VASH voucher that combines a housing voucher with case management and clinical services provided by the Department of Veteran Affairs.

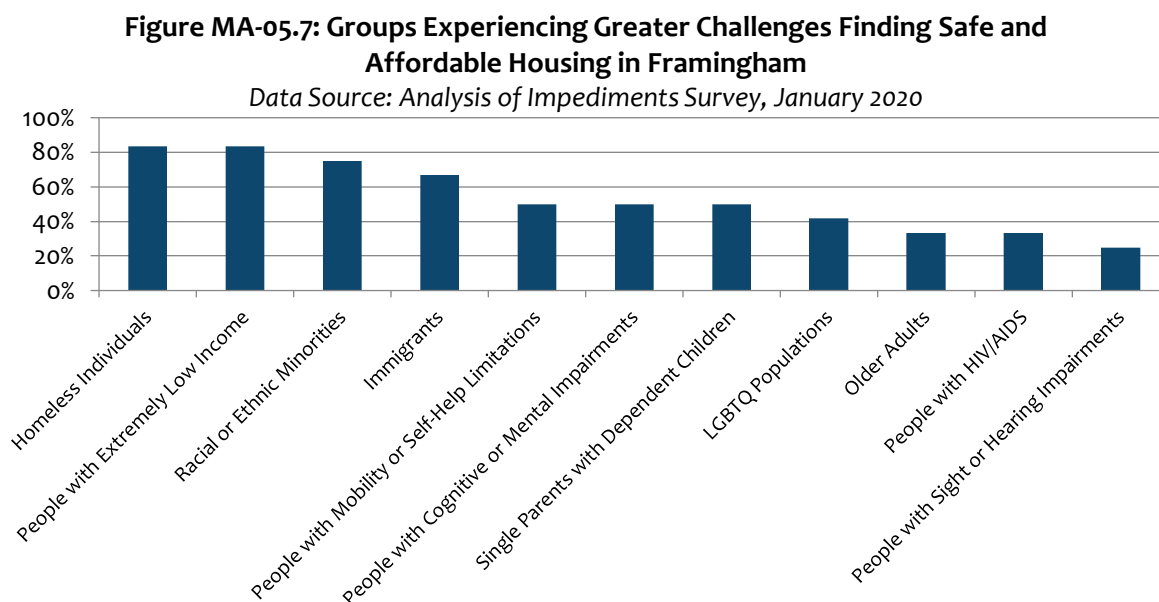
³⁹ Subsidized Housing Inventory as provided by the Department of Housing and Community Development (DHCD) April 2, 2020.

Non-Homeless Households. Overall there is a critical need for more affordable housing for select populations including elderly and disabled residents who may need renovations to make their homes accessible. In many cases, their fixed incomes do not allow for needed repairs and upkeep. Additionally, these vulnerable populations may also need transportation and assistance with technology to access available resources such as the Callahan Center and BayPath Elder Services.

Service providers report an increase in substance abuse and mental health issues in recent years, pointing to a need for increased support resources for these populations. Currently, the City supports the South Middlesex Opportunity Council, Advocates, Wayside Youth and Family and other programs in the City that provide wrap-around services for those returning from mental and physical health institutions. This includes access to social workers and assistance with transitional and low-cost housing opportunities. In addition, the United Way manages a “211” call service that helps people locate the services that they might need. The City partners with some of these agencies to working with transient, sometimes treatment-resistant populations to ensure they have information about services available and to enhance interagency coordination.

In the next year, the City plans to continue the activities described above. The City will continue to support SMOC’s home modification loan program and continue to offer the home rehabilitation program to homeowners, using both CDBG and HOME funds to support the program. The City will also continue to offer Tenant Based Rental Assistance.

Barriers to Affordable Housing. The City of Framingham’s zoning ordinance currently limits the areas where multi-family housing can be constructed and also does not allow accessory dwelling units. The City has also not provided enough funding for transportation alternatives, further limiting housing development that is accessible to employment centers and other transportation options.



Respondents to the Analysis of Impediments Survey indicated that, in their observation, the populations noted in Figure MA-05.7 experience disproportionately greater challenges finding safe, affordable housing in Framingham.

MA-45 Non-Housing Community Development Assets⁴⁰

INTRODUCTION

Framingham's convenient location between Boston and Worcester, direct access to the Massachusetts Turnpike, and commuter rail service provide the City with the opportunity to establish itself as the major economic hub in the MetroWest region. Much of the City's economic development potential rests on transforming the downtown area, an undertaking with increasing promise due to the City's two opportunity zones (OZs). These OZs allow the City to offer incentives to attract private reinvestment in order to improve access to amenities, education, and job opportunities, create a walkable and attractive downtown, and more. Framingham is already home to major companies including Staples (the largest employer in the City), TJX, Bose, and Sanofi Genzyme. Both the City's labor force and employment base tend to work in education and health care services, professional, scientific and management services, and retail. Overall Framingham is an importer of jobs, with 68 percent of the labor force leaving the City to work while 76 percent of the employment base commutes into the City.⁴¹

Framingham has a higher percentage of adults without a high school diploma than any other community in the MassHire Metro South/West Workforce Development Area, as well as the highest percentage of LEP (Limited English Proficiency) individuals. This points to a significant need for adult education and workforce training.

ECONOMIC DEVELOPMENT MARKET ANALYSIS

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Agriculture, Mining, Oil & Gas Extraction	63	0	0%	0%	0%
Arts, Entertainment, Accommodations	3,114	3,437	10%	7%	-3%
Construction	925	1,485	3%	3%	0%
Education and Health Care Services	7,062	11,466	23%	23%	0%
Finance, Insurance, and Real Estate	2,114	1,184	7%	2%	-5%
Information	1,351	1,909	4%	4%	0%
Manufacturing	1,896	4,655	6%	9%	3%
Other Services	1,160	1,064	4%	2%	-2%
Professional, Scientific, Management Services	4,904	14,173	16%	29%	13%
Public Administration	0	1,828	0%	4%	4%
Retail Trade	4,147	4,749	13%	10%	-3%
Transportation and Warehousing	660	1,180	2%	2%	0%
Wholesale Trade	1,323	2,242	4%	5%	1%
Total	28,719	49,372	--	--	--

Table 11 – Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

⁴⁰ 91.410, 91.210(f).

⁴¹ ACS *Journey to Work* 2011-2015.

Labor Force

Total Population in the Civilian Labor Force	40,700
Civilian Employed Population 16 years and over	38,265
Unemployment Rate	5.96
Unemployment Rate for Ages 16-24	14.46
Unemployment Rate for Ages 25-65	4.64

Table 12 – Labor Force
Data Source: 2011-2015 ACS

Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	9,560
Farming, fisheries and forestry occupations	1,770
Service	5,270
Sales and office	8,870
Construction, extraction, maintenance and repair	2,855
Production, transportation and material moving	1,545

Table 13 – Occupations by Sector
Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,245	53%
30-59 Minutes	12,980	36%
60 or More Minutes	4,000	11%
Total	36,225	100%

Table 14 – Travel Time
Data Source: 2011-2015 ACS

Education

EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 16 AND OLDER)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,975	150	1,085
High school graduate (includes equivalency)	6,525	510	1,795
Some college or Associate's degree	5,565	390	990
Bachelor's degree or higher	15,605	750	2,435

Table 15 – Educational Attainment by Employment Status
Data Source: 2011-2015 ACS

EDUCATIONAL ATTAINMENT BY AGE

Educational Attainment	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	130	450	515	1,080	595
9th to 12th grade, no diploma	655	645	585	945	520
High school graduate, GED, or alternative	2,460	2,050	2,430	4,345	2,550
Some college, no degree	2,735	1,295	1,240	2,675	1,340
Associate's degree	135	390	240	1,120	700
Bachelor's degree	880	3,710	2,870	5,225	1,930
Graduate or professional degree	150	1,950	2,030	3,020	2,045

Table 16 – Educational Attainment by Age

Data Source: 2011-2015 ACS

EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,829
High school graduate (includes equivalency)	27,335
Some college or Associate's degree	40,522
Bachelor's degree	52,265
Graduate or professional degree	72,278

Table 17 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top five industries for Framingham's residents are Education and Health Care Services (23 percent), Professional, Scientific, and Management Services (16 percent), Retail Trade (13 percent), Arts, Entertainment, and Accommodations (10 percent), and Finance, Insurance, and Real Estate (7 percent). The top five industries for Framingham's employment base (i.e., people who work in Framingham) are Professional, Scientific, and Management Services (29 percent), Education and Health Care Services (23 percent), Retail Trade (10 percent), Manufacturing (9 percent), and Arts, Entertainment, and Accommodations (7 percent).

The biggest mismatch between the City's labor force (i.e., residents) exists in the Professional, Scientific, and Management Services. While this category is in the top five for both Framingham's labor force and employment base, there are 9,269 more Professional, Scientific, and Management jobs available in the City than the number of residents who work in these industries.⁴² This indicates that many of these jobs are filled by non-Framingham residents who commute into the City, which is in line with the City's overall status as a net importer of labor.⁴³ Conversely, seven percent of Framingham's labor force works in the Finance, Insurance, and Real Estate industries, compared to 2 percent of the employment base, which indicates that most Framingham residents who work in these fields are leaving the City to do so.

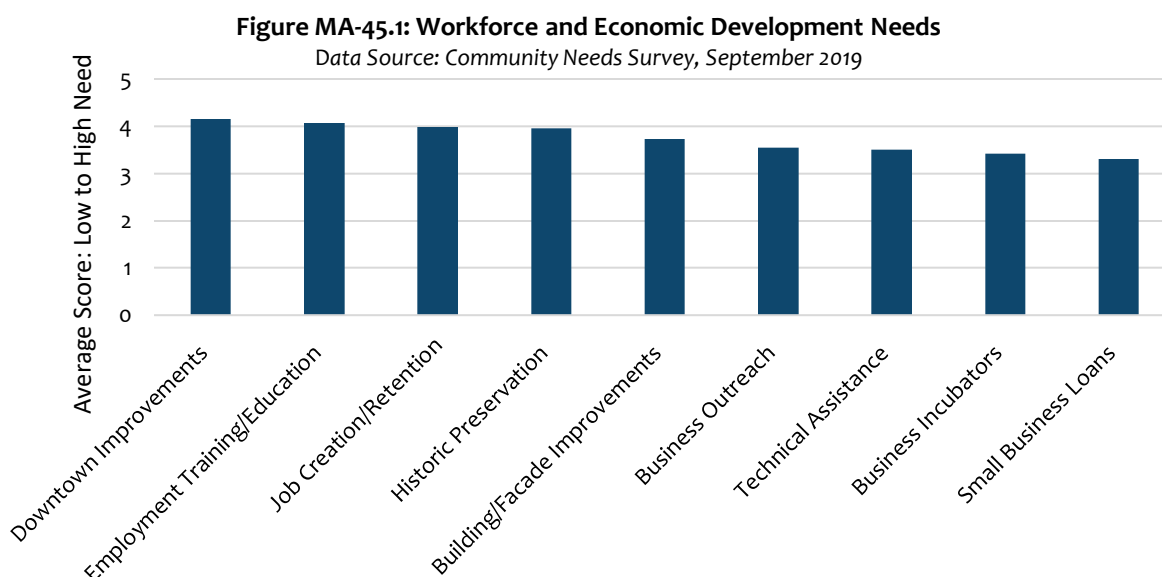
⁴² Massachusetts Executive Office of Labor and Workforce Development, ES 202, 2015.

⁴³ MetroWest Economic Research Center. *Greater MetroWest Economic Profile*. 2019.

Describe the workforce and infrastructure needs of the business community.

Community Needs Survey respondents identified downtown improvements as the most important need for workforce and economic development, as shown in Figure MA-45.1. This is in line with findings from the 2019 Downtown Framingham Annual Report, which cites the need for remediating unkempt vegetation along urban pathways and addressing vacant storefronts. Eighty-seven percent of respondents to Downtown Framingham’s 2018 Annual Business Climate Survey indicated that traffic and parking are the most significant obstacle to success. Installation of wayfinding signs and delineating paths to and from parking lots would help with these obstacles. Focus group participants and the City’s 2019 Economic Development Strategy, Phase I both addressed the potential benefits of enhancing the pedestrian experience downtown for business growth. Car-centric transportation in Framingham is not in line with the current business climate, but lacking public transportation and inadequate pedestrian access make it difficult to navigate the downtown area without a vehicle.

In addition to downtown improvements, Community Needs Survey respondents identified employment training and job creation/retention as the second and third highest needs for workforce and economic development. According to the 2018 Annual Business Climate Survey, 30 percent of businesses point to employee retention as an issue. These workforce development obstacles connect to the identified need for youth development programs that provide job training and skill development.



MassHire Metro South/West’s current 4-year plan identifies Framingham as having the most need for ESOL (English for Speakers of Other Languages) and ABE (Adult Basic Education) resources out of the 43 cities and towns within the region; an estimated 18.9 percent of Framingham residents have Limited English Proficiency compared to the state rate of 9.9 percent, and an estimated 11 percent of the adult population does not have a high school diploma compared to the state’s 10.2 percent rate.⁴⁴ Considering the significant decrease in median earnings earned by Framingham residents without a

⁴⁴ MassHire Metro South/West Workforce Development Area. WIOA Local 4-Year Plan. January 2019.

high school diploma or equivalent, it is important to ensure this high need is met. The MassHire Career Center located in Framingham reports successful collaboration with the Department of Transitional Assistance, Massachusetts Rehabilitation Commission, and South Middlesex Opportunity Council, all of which have offices in Framingham. However, given the number of survey respondents who indicated that job training was the second most important tool for workforce and economic development (Figure MA-45.01), clearly there is still significant need.

The MetroWest Economic Research Center reports that Framingham by far accounts for the largest portion of the Greater MetroWest region's labor force (24.1 percent).⁴⁵ Framingham's unemployment rate in February 2019 was 2.4 percent, lower than the Greater MetroWest region (2.5 percent) and the state (3.2 percent). However, of the 4,276 unemployed individuals in the Greater MetroWest region, the most were from Framingham (997). Thus, while Framingham's unemployment rate is relatively low, the City still is home to a large number of individuals in need of support.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure these changes may create.

The recent COVID-19 pandemic has had an unprecedented and extremely disruptive impact on Framingham's local economy, small business community, and workforce. As the nation adapts to these impacts, the city of Framingham will adjust CDBG programming to support those who have lost their jobs and their businesses due to the virus. CDBG money will be allocated to a Small Business Emergency Assistance Grant program and Housing Assistance programs to help those negatively affected. The Department of Planning and Community Development (PCD) are using unencumbered CDBG and HOME funds from previous years to assist in this effort. Many businesses are struggling to remain open and have applied for grant funds to maintain operations through the downturn.

Recent local and regional planning efforts that have affected or may affect job and business growth opportunities during the period of this Consolidated Plan include the 2016 Southeast Brownfields Plan Study, the 2015 adoption of a Complete Streets Policy, the 2015 Downtown Framingham Transit-Oriented Development Action Plan, the 2017 Bicycle and Pedestrian Plan, the 2017-2024 Southeast Framingham Neighborhood Action Plan (SEFNAP), the 2018 Golden Triangle Planning Study, the 2015 Economic Development Action Plan for Saxonville and Nobscot, the 2019 Greater MetroWest Economic Profile, the Mass Hire Metro South/West WIOA Local 4-Year Plan, and the 2019 Economic Development Strategy Phase I (EDSP1). Each of the commissioned plans offers recommendations, strategies, or an implementation plan to transform Framingham, shaping future growth and decisions relating to local zoning, business recruitment/retention, housing development, and transportation infrastructure. Framingham is also a member of the MetroWest 495 Partnership and the MetroWest/495 Transportation Management Association (TMA). MetroWest 495 Partnership is a public-private collaboration with businesses, municipalities, and other regional stakeholders that promotes sustainable growth along the MA-495 corridor. The MetroWest/495 MTA provides

⁴⁵ MetroWest Economic Research Center. *Greater MetroWest Economic Profile*. 2019.

sustainable transportation options for MetroWest commuters and its member organizations. Continued partnership with these organizations encourages job and business growth opportunities, which, in turn, spurs the need for more robust workforce development, business support, and infrastructure during the planning period.

Framingham has two federal **Opportunity Zones (OZ)** located on the south side of the City, as shown in Figure MA-45.2. The Opportunity Zone (OZ) program spearheaded by the Massachusetts Executive Office of Housing and Economic Development (EOHED) designates specific geographic areas where individuals can gain favorable tax treatment on their capital gains by investing those funds into economic activities in the area.⁴⁶ The two OZs have a land area of 487 acres, a multitude of commercial, industrial and multifamily properties, and access to regional innovation centers. The area also participates in the federal HUBZone program to provide small business growth assistance through federal contract awards and contains priority zones for the EPA Brownfields Assessment Program. The goals of the Framingham's OZ program are as follows:⁴⁷

- Support Downtown redevelopment;
- Realize redevelopment potential of underutilized commercial parcels;
- Encourage reinvestment in commercial & affordable multifamily residential properties;
- Improve access to amenities, education & training, and quality job opportunities; and
- Promote walkable and attractive Waverly Street corridor, connecting the Downtown to the Southeast community.

The Golden Triangle located off Exit 13 of the Massachusetts Turnpike/I-90 is a regional destination for businesses, shoppers, and travelers. It is home to major companies, emerging startups, and large-scale employers, including The TJX Companies (TJX), Meditech, IDG, Heartware, and MathWorks.⁴⁸ It is also a retail shopping center encompassing Route 9, Route 30, and Speen Street. Retailers include Shoppers World and the Natick Mall. The area is not adequately coordinated and suffers from traffic delays, irregular street patterns, underutilized space, and poor zoning, among other issues. MAPC and the Massachusetts Department of Transportation (MassDOT) commissioned the 2018 Golden Triangle Planning Study to provide a clear future vision for The Triangle and understand where improvements can maximize economic potential. The recent decline in retail industries could potentially reduce property values, cause a significant loss of local jobs, and significantly decrease revenues on which Framingham depends. The City hopes to offset this by proactively planning for the future, re-envisioning the area into a modern mixed-use commercial hub.

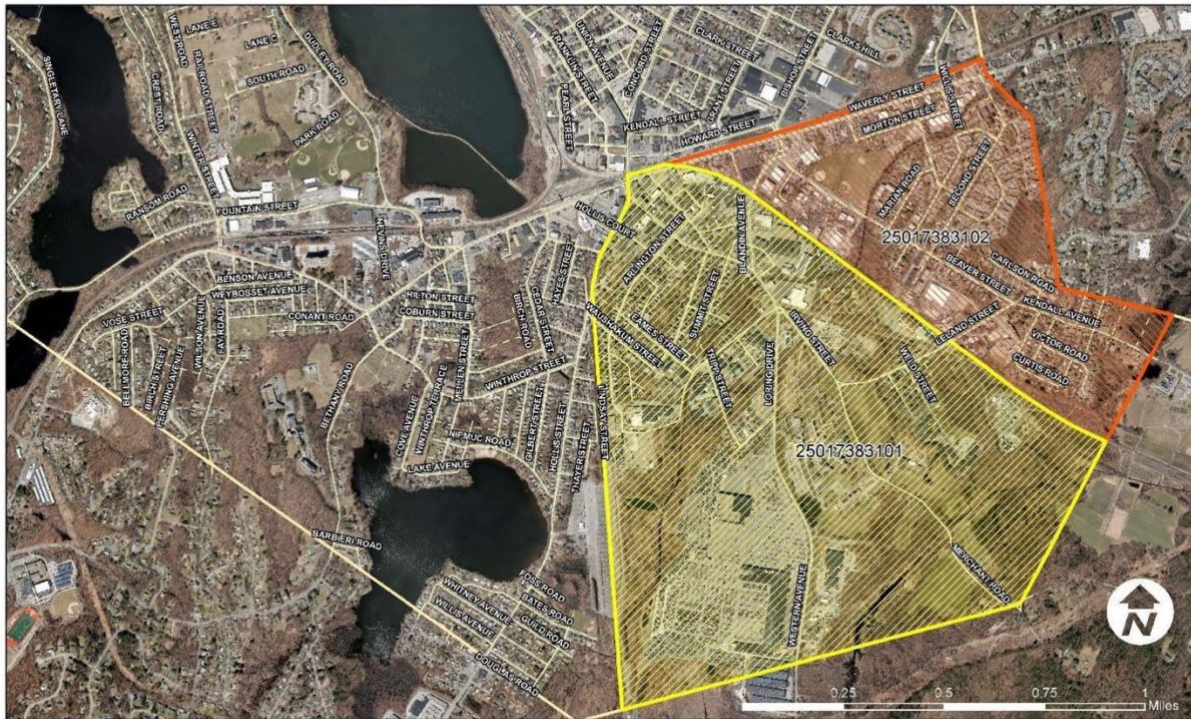
⁴⁶ Massachusetts Executive Office of Housing and Economic Development, "Opportunity Zone Program," 2019.

⁴⁷ Massachusetts Executive Office of Housing and Economic Development, City of Framingham Opportunity Zone Information, 2017.

⁴⁸ Crosby Schlessinger Smallridge, RKG Associates, WSP Inc., *Golden Triangle Planning Study*, November 2018.

Figure MA-45.02: Framingham Opportunity Zones by Census Tract

Source: City of Framingham, Community & Economic Development Division, March 2018



City of Framingham
Community & Economic Development Division
March 2018

Downtown Framingham Inc. (DFI) is an independent nonprofit serving the people and local businesses by creating a vibrant and socially engaged Downtown. DFI builds business, community, and culture through the Main Street America model's four tenets of economic vitality, area promotion, urban design, and organizational partnerships.⁴⁹ Recent accomplishments in the Downtown include four placemaking projects, forty business-based events with 3,780 participants, engagement with 94 micro-businesses, and a seven percent reduction commercial vacancy rates. According to DFI's 2019 Annual Report, the future goals for the area are:

- A stand-up Business Resource Center
- Hosting web-based, multi-lingual curricula tailored to local businesses
- Hosting Transit-Oriented Development (TOD) Status Study to inform the Community Preservation Act (CPA) initiative
- Reserving priority ESL course seating for the Downtown workforce
- Instilling business diversification for seven storefront vacancies
- Implementing new Sidewalk Activation Ordinance
- Installing ambiance music speakers and continue the holiday lights program on lamp posts

⁴⁹ Downtown Framingham Inc., *Annual Report 2019 Year-in-Review*, January 2020.

- Enhancing wayfinding signage to off-street parking
- Highlighting champions of walking and cycling, building a Complete Streets incentives program
- Holding a contest to bring a fourth mural Downtown
- Installing Harmony Grove Welcome Arch with illustrations of events and uses over time
- Continuing to enhance maps for Downtown shopping, art galleries, and parking
- Increasing expenditures for signature events, including the new 2020 Jack's Abby/DFI Spirit of Downtown 5K
- Funding regional marketing campaigns on bold print mediums at Logan Airport and along I-90
- Working creatively with venues to build further excitement for weekly arts and entertainment.
- A stand-up Downtown Deals Program

Due to unremitting Downtown revitalization, community and economic development efforts, growing organizational partnerships, new private investment, and recent strides of DFI, the city needs to prepare/install the infrastructure to support increasing density, particularly concerning multi-modal transit and affordable housing. There have already been four new residences unveiled in the area within the past year. There will also be more employment opportunities for multi-cultural businesses, which will require job training and technical assistance.

Framingham recently received a \$3.4 million MassWorks Infrastructure Program grant from the state to reconstruct an intersection in Nobscot Village. This grant will leverage \$2.4 million in local funds and unlock \$43.5 million in private investment of the Nobscot Plaza, a blighted commercial property and long-time anchor of the intersection. The MassWorks funding will allow Framingham to reconstruct a pivotal intersection to increase traffic safety, mitigate congestion, and enhance bicycle and pedestrian accommodations along a MWRTA bus route.⁵⁰ The Nobscot Village is a growing area of economic interest, recently studied in the 2019 EDSP¹. (More information about community and economic development planning in Southeast Framingham can be found in MA-50.) The Nobscot Plaza has been demolished to make way for a mixed-use development of 158 apartments, retail shops, and a pharmacy.⁵¹ In June 2018, planning staff finalized Design Guidelines for Nobscot Village to complement the proposed zoning. In addition to plans for Nobscot Plaza, there are plans to construct a school for autistic children on a large property nearby. Realizing Children's Strengths (RCS) Learning Center has planned to build a school and a daycare to serve about 200 students and employ about 165 people. It

50 "Baker-Polito Administration Announces \$3.4 Million MassWorks Infrastructure Award in Framingham," Massachusetts Executive Office of Housing and Economic Development, (Massachusetts: Office of Governor Charlie Baker and Lt. Governor Karyn Polito, January 8, 2020).

51 Please confirm. City of Framingham Planning and Community Development, "Nobscot Village," April 2020, and Barrett Planning Group/Davis Square Architects Peer Review Report for the Planning Board, February 2020.

is important to note that the analysis and concepts described for the Nobscot neighborhood built off prior work completed as part of the 2015 Economic Development Action Plan for Nobscot.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As shown in Figure MA-45.1, Community Needs Survey respondents identified employment training and job creation/retention as the second and third highest needs for workforce and economic development. These workforce development obstacles connect to the identified need for youth development programs that provide job training and skill development. The MassHire Metro South/West's most recent 4-year plan discusses the findings of a November 2018 employer survey conducted by Framingham State University in which businesses indicated that their primary concern was finding qualified talent.⁵² While this survey was administered across the MetroWest, given how much of the region's economic pulse is based in Framingham, it is reasonable to assume that the results are also representative of Framingham's employers. The challenges business reported in terms of soft skills included a lack of professionalism, poor business etiquette, difficulty receiving constructive criticism without being defensive, a poor work ethic, and an unwillingness to investigate an issue or research a solution to a problem. For the Metro South/West region, businesses identified the most prominent needs in terms of occupations and skills in the regions' five largest industries: Professional, Scientific and Technical Services, Healthcare and Social Assistance, Educational Services, Retail Trade and Manufacturing. In terms of the healthcare industry, focus group participants from service providers in Framingham pointed out that it is difficult to attract and retain health care professionals who may be drawn to larger hospitals as opposed to clinics and the clientele they serve.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges, and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Economic development and workforce training are of top importance in Framingham due to the relatively lower wages and higher poverty rates compared to the surrounding region, particularly in the Downtown and Southeast sections of the city. The CDBG program continues to prioritize and support adult education activities, including Literacy Unlimited and the Framingham Adult English as a Second Language (ESL) program. CDBG funds will also continue to focus on youth workforce development and employment training, such as the Framingham Community Connections Coalition Spring and Summer Community Youth Job programs. Feedback from focus group sessions with economic development professionals and city staff stated that the City has made a concentrated effort to attract businesses and talent in the life sciences fields through the MetroWest Life Sciences Network. Feedback also mentioned the desire of the city to diversify the Framingham Tech Park to become mixed-use, appealing to a more diversified workforce and employers.

Career Connections is a nonprofit organization funded through the Workforce Innovation Opportunity Act (WIOA) that partners with youth, their families, schools, funders, and businesses to help remove

⁵² MetroWest Economic Research Center, Framingham State University.

barriers to employment for those aged 17 to 24. Career Connections assists youth in the 43 municipalities in the Metro South/West region, offering programs including the SkillsBuild Summer Work Program, internships, career readiness training, and HiSET high school equivalency credentials. These programs provide the necessary skills for young people to enter and excel in the workforce and grow professionally. Framingham is in particular need of those services, where youth may face additional barriers to employment compared to neighboring communities in MetroWest.

The MassHire Metro South/West branch has a West Framingham Career Center located in the Framingham Tech Park. They offer comprehensive career services and planning expertise for job seekers and employers. Training and retraining programs specializing in updating skills to enter the competitive Metro-Boston workforce include the Training Opportunity Program and the Trade Adjustment Assistance Program. MassHire Metro South/West hosts regular seminars, job fairs, recruitment events, workforce meetings, workshops, and other career-related events at their Framingham and Norwood locations. They also offer incentives for business owners to hire and train new employees; one such program is the On-the-Job Training (OJT) Program. The OJT Program enables employers to hire and train new employees at their place of business while being reimbursed for a percentage of the employee's wages during training. Additional services offered include veteran representation, hiring services for businesses, the Work Opportunity Tax Credit, the Workforce Training Fund, career advisor pairing, and career counseling. Career counselors assist with the following: job search assistance, career guidance, development of goal setting and action plans, facilitation of training options, résumé critiques, occupational and industry information, and referrals to alternative resources.⁵³

Framingham State University (FSU) and MassBay Community College offer a variety of programs that aid in the economic development efforts of this Consolidated Plan by forwarding the skills of Framingham's labor force. MassBay's Literacy Unlimited ESL program continues to operate at capacity; they also offer accredited ESL courses. Other MassBay Workforce Community Programs include apprenticeships in hospitality and IT desktop support, au pair courses, automotive basics, ASE Electrical Test Prep, early childhood education, COMPTIA A+ courses (information technology), a medical interpreter program, a Microsoft Excel series, and a town employee program.⁵⁴ FSU offers several continuing education programs, professional workforce development, a Career Services and Employer Relations Center, and noncredit courses in the following: a lifelong learning series, ESL, self-paced professional courses/certificates, paralegal and legal programs, the Danforth Art School at FSU, and a Certificate in Web Development Bootcamp.⁵⁵ DFI hosted three FSU CHOICE interns, participated in the university's Suitable Solutions Program, and provided two-class tours to FSU students in 2019. DFI also hosted two MassBay interns in 2019, gave one multi-cultural tour, and collaborated on the Downtown Celebration. Framingham Public Schools offers a "Flyers by Night" program to increase access to affordable educational opportunities for families and residents. Classes are held at

53 MassHire Metro South/West, "Hiring and Training Incentives," and "Career Guidance," April 2020. Note: MassHire Metro South/West career events have been cancelled until further notice due to the COVID-19 pandemic.

54 MassBay Community College, "Workforce and Community," April 2020.

55 Framingham State University, "Non-Credit Courses," April 2020.

Framingham High School and cover continuing education in art, health and wellness, culinary, finance, trades, language, and recreation.

Southern Middlesex Opportunities Council (SMOC) offers the following workforce training initiatives to enhance the skills of Framingham's residents via employment, training, education, and asset development: the Mobile Stabilization Team, the Joan Brack Adult Learning Center, and the Young Parent Program. HUD funds the Mobile Stabilization Team, which assists single homeless adults who have obtained housing in the area to maintain their housing placement.⁵⁶ The Joan Brack Adult Learning Center provides free GED classes for adults, ESL classes, and the Young Parents GED program.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Framingham participates in the Metropolitan Area Planning Council (MAPC) CEDS, last updated in 2015 for the region's 101 communities. MAPC's CEDS is a comprehensive, strategic handbook to what is developed, where, and how the longevity of investments and resiliency will be ensured. MAPC also published a thirty-year plan for the region in 2008 titled MetroFuture. The plan ties economic development in with environmental, public health, transportation, housing, education, and infrastructure in metropolitan Boston.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City has undertaken the following plans related to economic growth: the 2016 Southeast Brownfields Plan Study, the 2015 adoption of a Complete Streets Policy, the 2015 Downtown Framingham Transit-Oriented Development Action Plan, the 2017 Bicycle and Pedestrian Plan, the 2017-2024 Southeast Framingham Neighborhood Action Plan (SEFNAP), the 2018 Golden Triangle Planning Study, the 2015 Economic Development Action Plan for Saxonville and Nobscot, and the 2019 Economic Development Strategy Phase I (EDSP1).

Discussion

PCD works collaboratively with local, regional, and state entities to further economic development efforts. This work includes partnering with large and small businesses on best practices and perpetuating an "open for business" attitude. The city continuously searches for opportunities to grow the commercial tax base, provide local jobs, and attract more people to live and work there. The COVID-19 pandemic has forced the department to refocus its efforts and the direction of CDBG funds to help those most affected by this public health crisis.

⁵⁶ The Southern Middlesex Opportunities Council, "Mobile Stabilization Team," April 2020.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated (include a definition of "concentration")?

Framingham has a concentration of housing problems in the Southeast neighborhood. The City's definition of areas of concentration for meeting CDBG low/moderate-income benefit requirements is census blocks where 51 percent or more are LMI. The following census tracts and block groups make up the Southeast neighborhood of Framingham: Census Tract 3831.01, Block Group 1, and Census Tract 3831.02, Block Groups 1 and 2.

There is an 80 percent concentration of LMI households within this neighborhood.⁵⁷ Data analysis, previous studies, and city staff experience relayed during focus group sessions reinforced that the following housing issues are the most prevalent in the Southeast: older housing, housing at risk of lead-based paint hazards, cost-burden, overcrowding, physical deterioration, absentee property owners, receivership, foreclosure, and brownfields. The 2016 Southeast Brownfields Plan Study found that the neighborhood has a median family household income that is approximately one-third of that of the city. The area also overlaps with the Neighborhood Revitalization Strategy Area (NRSA) and is an Environmental Justice neighborhood. A NRSA is a low-income geographic target area that qualifies for additional CDBG fund flexibility to support revitalization efforts.

The Fiscal Year 2020 Annual Action Plan stated the following housing needs for the area: neighborhood stabilization, housing improvement, access to public transportation, and affordable housing. There are currently three assisted housing developments in the neighborhood: are Pelham Apartments, Cochituate Cooperative Homes, and Carlson Crossing. Current CDBG housing programs in the area include the Housing Rehabilitation program and the code enforcement through the Nuisance Bylaw.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated (Include a definition of "concentration")?

Framingham defines an area of minority concentration as one that has 51 percent or more of minorities. The Southeast neighborhood has the largest percentage of racial or ethnic minorities and low-income families in the city, particularly at Pelham Apartments and on Pulsan Road, Arlington Street, and Gordon Street. This trend shows the relationship between concentrations of minorities, housing problems, unemployment, and poverty that has dominated the Southeast neighborhood for several years, despite at one time having an impressive industrial and commercial base that supported the city.

Roughly 29 percent of the Framingham's total population is non-White. Census Tract 3831.02 has the highest percentage of minorities at 58 percent. Census Tract 3832's total population is 43 percent minorities, and Census Tract 3831.01 is 39 percent minorities. There was also a high concentration of minorities in Census Tract 3835.01 (44 percent), located between the south side and the Downtown.

⁵⁷ City of Framingham, Fiscal Year 2020 Annual Action Plan, 2020.

Tracts 3831.01 and 3831.02 have the highest percentages of Latinos (39 and 47 percent respectively), of immigrants (39 and 29 percent respectively), and of people who speak another language at home (70 and 73 percent respectively). Languages spoken at home are predominantly Spanish or Portuguese.⁵⁸

What are the characteristics of the market in these areas/neighborhoods?

Rental housing is the dominant housing type. The area is also an Environmental Justice (EJ) neighborhood. As mentioned previously, the market in the Southeast neighborhood experiences the most considerable distress. The area has the lowest incomes in the city, coupled with the highest numbers of older housing, housing at risk of lead-based paint hazards, overcrowding, cost-burden, physical deterioration, absentee property owners, receivership properties, foreclosed properties, and sites in need of brownfield remediation. The high numbers of abandoned properties and properties in disrepair due in large part to the discrepancy between incomes and the cost of living/rent; households often cannot afford to maintain their properties after essential living expenses.

Are there any community assets in these areas/neighborhoods?

Southeast Framingham, despite specific market characteristics, has a variety of community assets. The neighborhood has been the recipient of targeted CDBG efforts in recent years, with investments specifically allocated for revitalization, for providing new economic opportunities, and for improving the overall quality of life.

The commuter rail is within walking distance, as is the Downtown (approximately 1.5 miles from the Framingham/Sherborn border). Downtown offers a variety of shopping and dining destinations, as well as local job opportunities. There are also several affordable daycares, public facilities, services, and affordable housing in the Southeast. There are three assisted housing developments, and roughly a third of the city's total subsidized housing is in the area.⁵⁹

Mary Dennison Park and Beaver Dam Brook are the main open space/natural resources. Focus group feedback from the Parks and Recreation Department confirmed the need for the expansion of amenities throughout the southside, whether through the implementation of green space or via a community center. One participant suggested converting an existing gravel parking lot into a pocket park. Ongoing CDBG projects according to the 2020 Fiscal Year Action Plan include public services, neighborhood stabilization/code enforcement, facade improvements, and housing rehabilitation.

Are there other strategic opportunities in any of these areas?

There are several strategic opportunities in Southeast Framingham. An Economic Development Strategy Phase I (EDSP1) paid for by the Planning Board in 2019 focused on Southeast Framingham's

⁵⁸ U.S. Census Bureau, American Community Survey, 2014-2018 Five-Year Estimates, Tables B02001, B03003, B05001, and C16001.

⁵⁹ Fuss & O'Neill, Southeast Framingham Brownfield Plan Study, September 2016.

Village Center and the potential of the area. The key takeaways from ESCP1 for Southeast Framingham's Village Center were:⁶⁰

- Southeast Framingham is a gateway neighborhood with a mix of housing, commercial, and industrial uses.
- Relocating some industrial businesses could allow for the creation of a more effective “gateway” to the city from the east.
- Waverly Street is a high-potential commercial corridor.
- An aging multifamily building stock presents redevelopment and refurbishment opportunities.
- Parcel consolidation could help to create more attractive investment opportunities.

ESCP1 offered guiding principles based on these takeaways to further economic development in the area. The principles are: creating a gateway into Framingham on Waverly Street, redevelop low-density multifamily housing and create transition areas, use zoning to encourage parcel consolidation, and relocate auto and industrial uses off of Waverly Street.

The ESCP1 utilized the 2017-2024 Southeast Framingham Neighborhood Action Plan (SEFNAP) to inform their analysis. The Metropolitan Area Planning Council (MAPC) conducted extensive community outreach during the SEFNAP process, resulting in recommendations of types of actions that can be taken to make quality-of-life improvements in the near-term (2017-2019) and the mid-to-long term (2020-2024). Long term focus is on enhancing the neighborhood by creating conditions for equitable access to job, service, and housing opportunities. The key recommendations are outlined below and based on the following maps:⁶¹

- Create a **Chapter 40R Smart Growth Overlay District** to capitalize on nearby transit, proximity to Downtown, and attainable enhanced walkability to attract mixed-use developments with affordable housing choices. The proposed B/MU zoning district is the most critical area to apply a coterminous smart growth overlay district. The MFR areas in light orange and blue may be included in the smart growth overlay district but have different dwelling-unit density implications given the higher required ratio of market-rate units to affordable ones.
- Create a **Business/Mixed-Use (B/MU)** zoning district along Waverly Street that will allow the types of development that will provide needed jobs, services, and housing, and create a compact, walkable extension of the neighborhood.
- Enforce existing regulations to upgrade the appearance and operation of existing businesses to minimize impacts on residents and create a pleasant **commercial streetscape**.

60 RKG Associates Inc., Economic Development Strategy; Phase I City Of Framingham, Massachusetts, February 2019.

61 Metropolitan Area Planning Council, Southeast Framingham Neighborhood Action Plan (SEFNAP) 2017-2024, January 2017.

- Protect and enhance **Mary Dennison Park** through open space zoning, clean-up, reprogramming for local children including a water feature, and better connections with adjacent use for the long-term enjoyment of residents and to attract investment.
- Carve out a primary **Multifamily Residential (MFR)** zoning district that will allow, preserve, rehabilitate and incentivize affordable and market-rate housing choices and the ability to age-in-place for all community members. Consider rezoning the existing multifamily to differentiate them from lower-scale, lower-density residential areas, and facilitate their potential redevelopment.
- Provide development incentives to attract community-oriented uses such as pocket parks, adequately sized community centers, and retail shops.
- Improve **pedestrian safety** by improving poor sidewalks and installing crosswalks, signs, and pedestrian lights to calm traffic and discourage industrial cut-through truck traffic.
- Create two landmark, arrival **gateways** at Blandin Avenue and Waverly Street, and Waverly Street at Taralli Terrace to signal to passers-by and potential business investors that the city wants to improve the commercial landscape.
- Consolidate **light-industrial** uses away from homes and parks, and upgrade their development frontages by requiring organized servicing, loading, and circulation along new, better-defined vehicular connections and alleys.
- Make a public investment in a **new open space** at 240 Beaver Street that will better connect residents between Carlson Road, Beaver Street, and potentially Beaver Circle Terrace.
- Enhance the **mobility** of neighborhood residents to get to work, school, and shopping centers by augmenting bus service frequency beyond existing service.

Figure MA-50.1: Summary of Zoning and Community Development Recommendations
 Data Source: MAPC 2017-2024 Southeast Framingham Neighborhood Action Plan (SEFNAP)

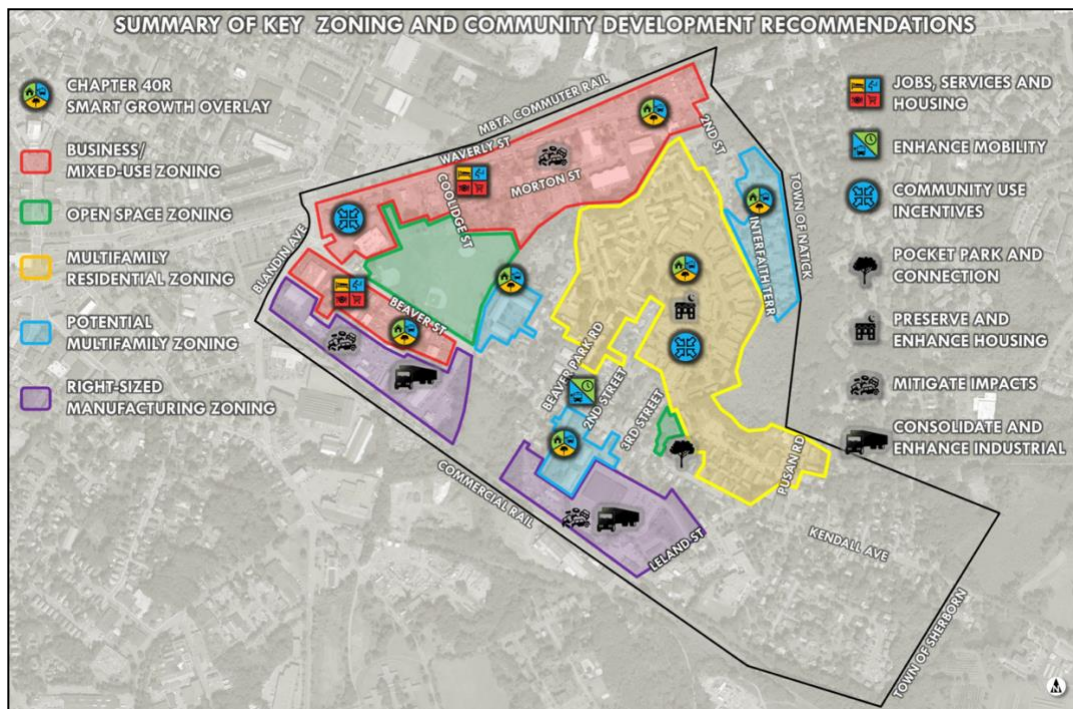
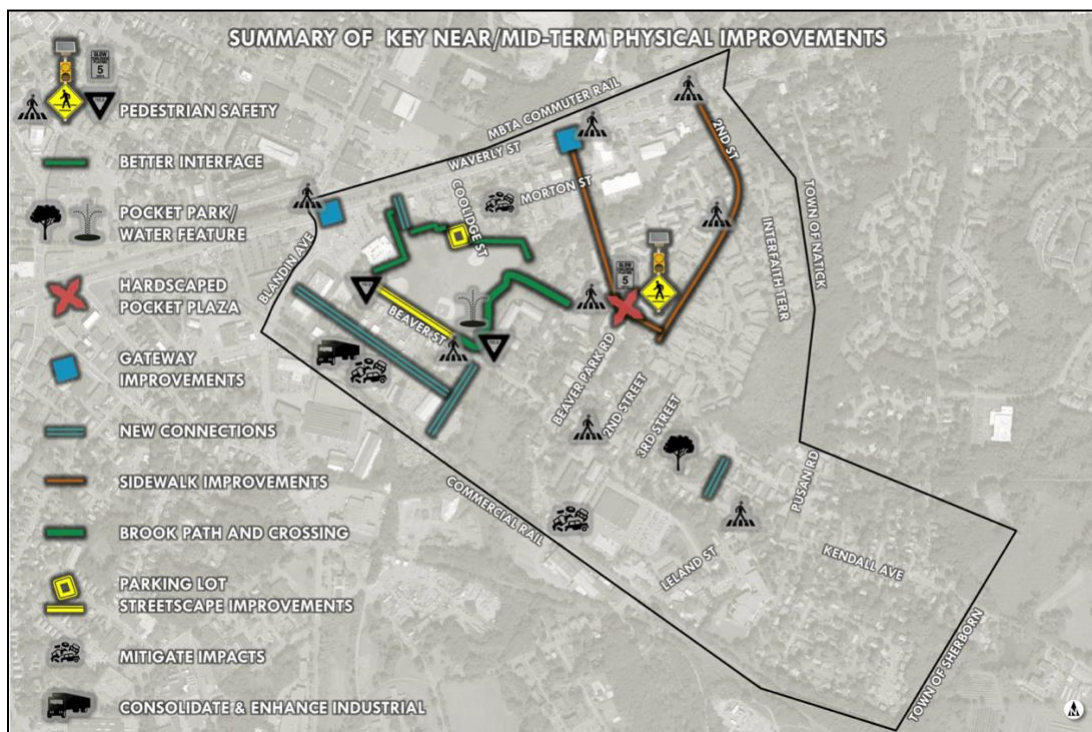


Figure MA-50.2: Summary of Key Near Mid-Term Physical Improvements
 Data Source: MAPC 2017-2024 Southeast Framingham Neighborhood Action Plan (SEFNAP)



Other strategic opportunities in Framingham include brownfield remediation based on the findings from the Southeast Framingham Brownfield Plan Study. Programs such as MassDevelopment, the Framingham Brownfield Program, and the EPA Brownfields Assessment Program are in place to advocate and support brownfield redevelopment for economic stimulation and housing production. The city adopted a Complete Streets Policy in 2015 that recommends opportunities and strategies to provide accessible multi-modal connections between neighborhoods. Framingham continues to seek and encourage development opportunities for TOD in the Downtown based on findings from the 2015 Downtown Framingham Transit-Oriented Development Action Plan. The MWRTA hub is in south Framingham, which is helpful to fulfill goals for TOD and Complete Streets.

The Master Land Use Plan outlines specific land use goals and policies for Southeast Framingham that the city uses as a roadmap for future decisions. The major land use actions suggested are the implementation of a TOD zoning overlay district and a comprehensive rezoning of the area. A large portion of south Framingham is classified as a federal Opportunity Zone (OZ), incentivizing new private investment over 487 acres.⁶² The area also participates in the federal HUBZone program, assisting small business growth in historically underutilized business zones with at least three percent of federal contract dollars.⁶³ Lastly, Framingham State University and MassBay Community College continuously host active student learning opportunities with the local community. FSU's Civic Engagement and Service Learning Center, MetroWest Economic Research Center (MERC), MetroWest STEM Education Network, Entrepreneur Innovation Center, and MetroWest College Planning Collaborative are just some of the many centers that collaborate with the city and region on various goals. MassBay Community College has the Office of Corporate and Community Education (CCE) - a comprehensive educational training resource serving MetroWest employers, individuals, and community agencies.⁶⁴

⁶² Massachusetts Executive Office of Housing and Economic Development, *City of Framingham Opportunity Zone Information*, 2017.

⁶³ The United States Small Business Administration, *HUBZone Program*, April 2020.

⁶⁴ MassBay Community College, "Corporate + Community Education," April 2020.

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households⁶⁵

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

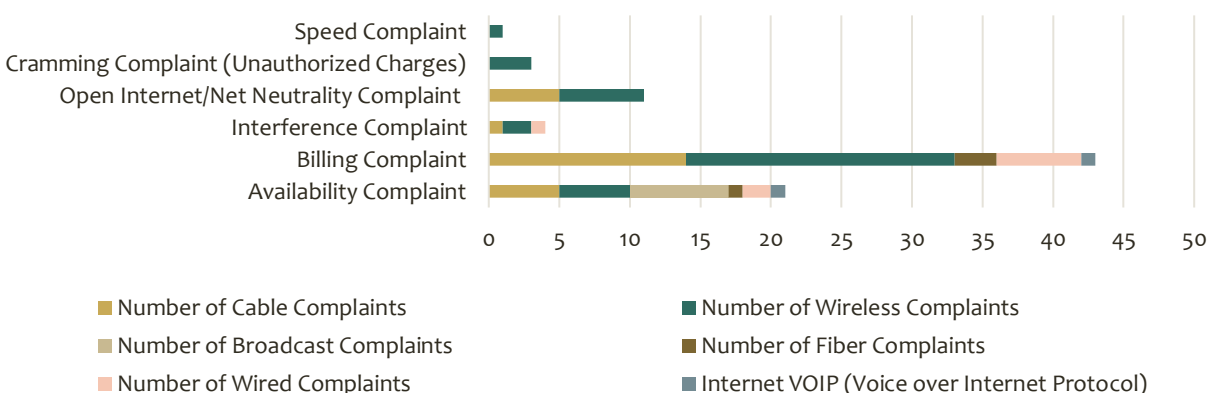
Access to information is a basic need that should not be influenced by a household's income. The Internet is a primary platform for delivery of local, national, and global news, particularly for current events with rapidly changing information such as the recent COVID-19 pandemic. LMI households/neighborhoods are most likely to be financially stressed by the high cost of broadband services, as they are more likely to experience housing cost burden and have less income available for other needs. Figure NA-05.2 shows that only 19 percent of households earning less than 30 percent of the AMI are affordably housed, and only 25 percent of households earning between 31 and 50 percent.

Many of the higher-speed mainstream plans are too costly for those on a fixed income or who are making 80 percent or lower than the AMI. In census tracts 3831.01, 3831.02 (Southeast Framingham) and 3833 (Downtown), over 20 percent of households do not have Internet subscriptions compared to the City's overall rate of 12 percent. Census tract 3833 has the highest rate of households without Internet at 25 percent. These tracts also have the highest percentages of people in households without a computer.⁶⁶

Mainstream plans charge expensive rates for bundle packaging and can make it very difficult to unbundle services. Figure MA-60.1 displays a summary of consumer complaint data reported by the Federal Communications Commission (FCC) and shows the number of reported issues over the past six years in Framingham. As this chart shows, billing and availability are the highest reported issues.⁶⁷

Figure MA-60.1: Individual Consumer Complaints in Framingham

Data Source: FCC Consumer Complaints Data Center



⁶⁵ 91.210(a)(4), 91.310(a)(2).

⁶⁶ U.S. Census Bureau, American Community Survey, 2014-2018 Five-Year Estimates, Tables B28008 and B28011.

⁶⁷ Federal Communications Commission, *FCC Consumer Complaints Data Center*, April 2020.

There are currently seven residential Internet service providers in Framingham, averaging about four providers in any given area in the city. The majority of these providers are considered mainstream. RCN is the primary alternative service provider for Framingham. RCN Boston provides high-speed internet, digital cable TV, home phone service plans, and internet services delivered through a proprietary fiber network.⁶⁸ Many households must be able to have the cable signal reach their home from the outside to be eligible for RCN Boston. The live cable connects to a cable modem in the house, which then provides cable internet service to the computer. Installing this infrastructure can be a limitation to low-income households if subject to build out/connection fees and or if they do not have a computer. As Framingham is a dense urban area, installation is not a common issue; affordability is the main barrier.

Focus groups confirmed that Framingham's public parks and new public buildings are beginning to offer free Wi-Fi under the "Framingham Guest" login. Mary Dennison Park currently provides this service. The Executive Director of Downtown Framingham Inc. stated during a focus group session that broadband/fiber optic expansion in Downtown was one of the most significant social service needs in the city today.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Framingham has seven residential Internet service providers in Framingham, which potentially can give residents the advantage of provider competition. However, providers still often lock customers into unwanted bundle packages or lengthy contracts with early cancelation penalty fees. Nonetheless, the increased competition gives Framingham's general population a choice, makes services more affordable, and does not force people to sacrifice an increasingly essential utility.

⁶⁸ RCN Boston, "Residential Service," April 2020.

MA-65 Hazard Mitigation⁶⁹

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change, natural hazards, and global warming pose substantial risks to people, infrastructure, and services in Framingham. Framingham is densely populated, situated within a highly developed region between Boston and Worcester. There are approximately 2,700 people per square mile according to the Multiple Hazard Mitigation 2017 Update. The city offers many commercial destinations, residential opportunities, a state university, a correctional institution, a hospital, a commuter rail stop, sixteen schools, and a variety of cultural and historic resources. The cluster of institutions and activity exacerbates the impacts of severe weather and climate change, calling for a multifaceted emergency management plan for the most at-risk constituents.

Framingham's many water resources pose a flooding risk, as the City is entirely within the drainage of the Sudbury River and is the home to many of its tributaries. Despite the City being predominantly flat and at least 100 feet above sea level at any given location, low lying areas are subject to periodic flooding that will worsen due to climate change. Low lying areas that are experiencing growth are more vulnerable to the impacts of flooding because of impervious surface coverage and the resulting increase of stormwater flow. Additionally, water contamination from flood-damaged sewage or septic systems and debris has the potential to be swept downstream from flooded properties and can result in hazards. Floods are usually attributed to the overflow of the Sudbury River, reservoirs, Hop Brook, Angelica Brook, Beaver Dam Brook, Dam Brook, Brook from Waushakum Pond, Eames Brook/ Farm Pond, Baiting Brook, and Cochituate Brook. Beaver Dam Brook is in an area that is considered LMI. Past Flood Insurance Studies conducted by FEMA and in collaboration with the DPW, Fire Department, and the Police Department identified the following areas as experiencing frequent flooding:⁷⁰

Angelica Brook–Lanewood Drive and lower Angelica Drive	Dunsdell Brook–Brook Street, Scott Drive, and McAdams Road	Reservoir No. 3–Vallaincourt Drive, Westgate Road
Baiting Brook–Wayside Inn Road	Farm Pond–Downtown, Park Street Area including Beech Street and the Common	Sucker Brook–Walnut Street residences Sudbury River – Edgell Road
Beaver Dam Brook–Waverly Street, Beaver Court, Beaver Street, Second Street, Morton, Street, Herbert Streets, and Taralli Terrace	Hop Brook–Gregory Road, Sloane Drive, and Hemenway Road	Sudbury River–Circle Drive, Trafton Road, Bare Hill Road, and Maple Street
Cochituate Brook – Concord Street, Speen Street	Lokerville Brook–Bishop Street Area	Waushakum Pond–Berry Street and Gilbert Street

⁶⁹ 91.210(a)(5), 91.310(a)(3).

⁷⁰ The Framingham Multiple Hazard Mitigation Plan Working Group, Town of Framingham Multiple Hazard Mitigation Plan 2017 Update, December 14, 2016.

Framingham's other natural hazard risks include severe thunderstorms, brush fires, winter storms, and extreme temperatures. Appendix III contains a Hazard Identification and Analysis Matrix detailing the likelihood of environmental hazards to occur and their projected impact. The potential for dam failures is also more common than in surrounding communities due to the ten dams located in the city. Five of the dams are high (Class I) hazard potential dams, as classified by the Massachusetts Department of Conservation and Recreation (DCR). The Hazard Mitigation Update strongly warned readers about the amplified likelihood of brush fires as residential areas expand into relatively untouched forested areas. Incident reports show a historical average of 62 brush fire responses each year between 2005 and 2015; there were 112 brush fire responses in 2015 alone.⁷¹

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Homeless, low-income households and families, children, elderly, and the disabled are vulnerable populations at higher risk to the impacts associated with climate change. This fact is particularly true in terms of extreme heat as dense urban locations are “heat islands,” absorbing more heat due to the amount of concrete, asphalt, and similar materials. Energy costs associated with heating and cooling are expensive, growing gradually as global temperatures rise. Vulnerable populations are more likely to be adversely impacted by the barrier of affordability when compared to the remainder of the population. LMI households are less likely to financially recover from the effects of extreme weather, such as a loss of utilities, property damages, and blackouts caused by downed trees and power lines. Each of these impacts is often a direct result of increasing thunderstorms, hurricane winds, and winter storms. Aging infrastructure in underserved neighborhoods provides inadequate shelter and mobility options, especially when roads become impassable. Findings from the Needs Assessment confirm that Framingham census tracts with the lowest median household incomes have the highest percentages of housing units built before 1980. Due to their age, these homes may experience trouble withstanding extreme weather. Residential neighborhoods near previously intact wooded areas are also especially vulnerable to hurricanes and their associated winds.⁷²

Participants at the 2019 Community Resilience Building Workshop voiced concerns about the effects of climate change on EJ communities and vulnerable populations, e.g., LMI residents, residents whose primary language is not English, older adults, the homeless, and people with respiratory issues. Attendees voiced concerns over access to food and medical supplies, the risk of disease, overcoming language barriers, and displacement, and local emergency services. Lastly, attendees discussed the challenges of reaching vulnerable populations without a telephone, who are homeless, or who may not self-identify as vulnerable. There was a consensus for targeted coordination between emergency preparedness/planning efforts and the organizations supporting vulnerable populations.⁷³

71 The Framingham Multiple Hazard Mitigation Plan Working Group, “4.3 Fire-Related Hazards,” *Town of Framingham Multiple Hazard Mitigation Plan 2017 Update*, December 14, 2016.

72 The Framingham Multiple Hazard Mitigation Plan Working Group, “Vulnerability,” *Town of Framingham Multiple Hazard Mitigation Plan 2017 Update*, December 14, 2016.

73 Fuss & O'Neill, City of Framingham Community Resilience Building Workshop Summary of Findings, May 2019.

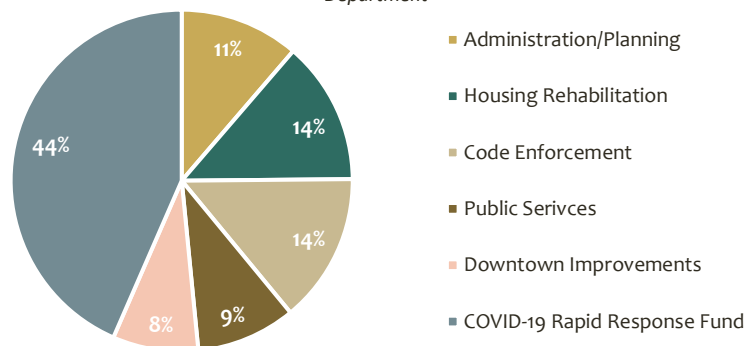
SP-05 Overview

STRATEGIC PLAN OVERVIEW

The City of Framingham's strategic plan focuses on the following activities for 2021-2025: economic development, public facilities, public services, and housing rehabilitation. These activities include code enforcement, homelessness assistance, adult ESL services, commercial sign and façade programs, and activities to offset the impact of the COVID-19 pandemic. Toward this end, the City will create two new programs in response to COVID-19, including a small business grant program that provides up to \$10,000 grants to local companies to maintain operations, and emergency assistance providing up to \$5,000 per eligible household for rent or utilities. The small business grant program is available for low- or moderate-income (LMI) business owners that have experienced a 50 percent loss of revenue since March 2020, and have less than \$2,000,000 in gross annual receipts.⁷⁴ Framingham continues to coordinate programming that principally benefits LMI people or addresses slums or blight, but the impact of COVID-19 has shifted the City's focus toward funding activities to offset the pandemic's impacts on renters and business owners within the community. The Massachusetts Department of Public Health (DPH) reports 1,159 cases (per 100,000) of COVID-19 in Framingham, or a rate of 1556.41.⁷⁵ Figures detailing the impact of the virus at the regional and county levels can be found in Appendix II. A snapshot of how the City will be allocating its 2021 CBDG funds is shown in the following figure.⁷⁶

Figure SP-05.1: Uses of Fiscal Year 2021 CBDG Funds

Data Source: Framingham Community Planning and Development Department



Housing and public services continue to be a priority in Framingham due to the number of people in need. Public services, capped at 15 percent per year, are often used quickly due to the volume of services within the City that address significant local needs. Housing rehabilitation continues to facilitate the provision of safe and adequate housing by correcting hazardous conditions, fixing building code violations, repairing or replacing walls, ceilings, windows and doors, replacing heating

⁷⁴ City of Framingham Economic Development and Industrial Corporation, *Choose Framingham Newsletter*, April 30, 2020.

⁷⁵ Massachusetts Department of Public Health.

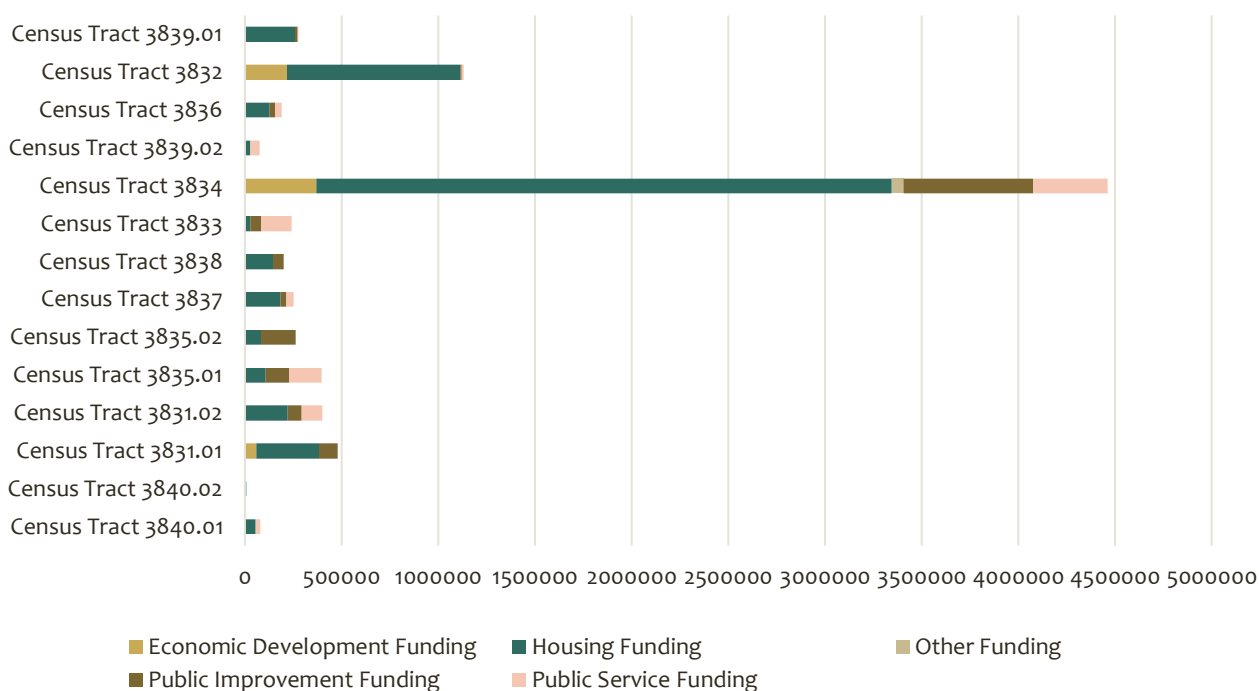
⁷⁶ Administration and Planning subject to 20 percent cap.

systems, repairing plumbing and electric systems, repairing rooves and siding, and providing handicap-accessible ramps and decks. Exterior repairs and financial assistance are also part of the program. The City is also examining the possibility of implementing more programs over the course of the 2021-2025 Consolidated Plan. The following figure provides an overview of CDBG activity funding by census tract based on the most current data.

Framingham wants to further support businesses and residents with improvements to public facilities.

Figure SP-05.2: CDBG Activity by Tract in Framingham

(Data Source: HUD Enterprise Geospatial Information System (eGIS))



The City's infrastructure is dated and needs upgrades to adequately serve the community, particularly LMI neighborhoods. Infrastructure improvements will increase the City's ability to support new residential and commercial development opportunities, in turn providing local jobs and a better quality of life for all. A top need cited during a meeting with City staff was updates to water and sewer services, as many of the City's water lines date to the nineteenth century. There was reiteration that the streets cannot be updated until the below-grade infrastructure receives attention. Environmental Justice neighborhoods are also in need of facility improvements. The mission of the 2021-2025 Consolidated Plan is to allocate funding to core projects that will serve residents equally.

The Citizen Participation process, data analyzed in the Needs Assessment and Market Analysis, the information provided by Planning and Community Development (PCD) staff, and information provided by the CDBG Program Manager resulted in the establishment of this Strategic Plan, most notably the goals and priorities for this 5-year Consolidated Plan as outlined in the SP-25, ES-05, and AP-20. Framingham will be engaged in the following activities from 2021-2025:

1. The Strategic Plan will work to address delivery and diversity of public service programs to sufficiently serve LMI populations within the City.
2. The Strategic Plan will work to address deteriorating housing via rehabilitation of the existing stock and neighborhood revitalization strategies, creating opportunities for those of assorted household types and backgrounds, including special needs populations and those considered extremely low-income (making below 30 percent of the AMI). Assisting property owners through rehabilitation activities will improve community appearance and livability.
3. The Strategic Plan will work to improve the technical capacity of City staff to assist those living, working and playing in the City as effectively as possible. This includes dedicating resources to administration and planning of the CDBG program to ensure optimization of funding, meeting national objectives and timeliness requirements, and equity in distribution.
4. The Strategic Plan will discuss the provision and advancement of economic development conditions particularly for small businesses in terms of upgrading the business district, expanding job opportunities for residents, and improving community appearance and livability. Focus will be placed on the Downtown and the Southside of the City.
5. The Strategic Plan will work to address public facilities including playgrounds/parks, utilities, and streetscapes where feasible to service LMI, EJ area residents, and other underserved populations so they may have the same opportunities as the general population.
6. The Strategic Plan will prioritize efforts being made to reduce the significant impacts the COVID-19 pandemic has had at the local level in terms of economic development and rental housing. The pandemic leaves the future of many preplanned programs uncertain, as it has resulted in the decline of traditional revenue streams for the unforeseeable future. Framingham COVID-19 Rapid Response Fund will allocate 76 percent of the rollover total to a Small Business Grant Program and 24 percent to an Emergency Rental Assistance Program.

Examples of other community programs and activities that will continue to be supported by CDBG funds in Framingham include:

- Inspectional Services/Code Enforcement
- Public Health Department
- Literacy Unlimited
- Framingham Adult ESL Plus
- Community Connections Summer Work Program
- Pearl Street Cupboard Café
- Healthy Options for Progress through Education (H.O.P.E)
- Hoops and Homework
- Brazilian American Center (BRACE)
- Circle of Hope – Support for Homeless Families in Framingham
- Fresh Start Furniture Bank
- Massachusetts Alliance of Portuguese Speakers (MAPS)
- Downtown Framingham, Inc.
- Downtown Commercial Sign & Façade Program

SP-10 Geographic Priorities⁷⁷

GEOGRAPHIC AREA

1	Area Name	Census Tract Greater than 51% Low Mod
	Area Type	Other
	Other Target Area Description	CDBG Grantee information available from HUD stated that the City of Framingham as a whole is experiencing a 44.39 LMI percentage rate. HUD's LMI Area Data based on 2011-2015 ACS estimates stated that following census tracts are greater than 51 percent LMI: Tract 3831.01 Block Group 1 – 79.53% LMI, Block Group 2 – 72.36% Tract 3831.02 Block Group 1 – 86.48% LMI, Block Group 2- 80.39% LMI Tract 3832 Block Group 1 – 75.23% LMI, Block Group 3 – 81.19% LMI Tract 3833 Block Group 1 – 85.02% LMI Tract 3834 Block Group 1 – 52.58%, Block Group 2 - 58.11% LMI, Block Group 3 – 71.37% LMI, Tract 3835.01 Block Group 2 – 79.53% LMI Tract 3836 Block Group 2 – 74.12% LMI Tract 3837 Block Group 3 - 55.09% LMI Tract 3840.02 Block Group 1 – 53.07% LMI
	HUD Approval Date	N/A
	Percent of Low/Moderate Income	Tract 3831.01 Block Group 1 – 79.53% LMI, Block Group 2 – 72.36% Tract 3831.02 Block Group 1 – 86.48% LMI, Block Group 2- 80.39% LMI Tract 3832 Block Group 1 – 75.23% LMI, Block Group 3 – 81.19% LMI Tract 3833 Block Group 1 – 85.02% LMI Tract 3834 Block Group 1 – 52.58%, Block Group 2 - 58.11% LMI, Block Group 3 – 71.37% LMI Tract 3835.01 Block Group 2 – 79.53% LMI Tract 3836 Block Group 2 – 74.12% LMI Tract 3837 Block Group 3 - 55.09% LMI Tract 3840.02 Block Group 1 – 53.07% LMI
	Revitalization Type	Housing Rehabilitation and Code Enforcement
	Other Revitalization Description	Arrest deterioration in the city's existing housing stock and stabilize residential neighborhoods by assisting property owners. Enhance living conditions. Improve community appearance and livability.

	Identify the neighborhood boundaries for this target area:	The various tract boundaries are outlined in Appendix I.
	Include specific housing and commercial characteristics of this target area:	Rental housing is the most common housing type, with older units and a higher likelihood of units in disrepair due to higher turnover, absentee landlords, and lower tenant incomes. Older housing is at higher risk of lead-based paint. Overcrowding, physical deterioration, receivership properties, and foreclosed properties are also more likely. Abandoned/blighted properties are due in large part to the difference between incomes and costs of living/rent. The majority of these tracts have been targeted for economic revitalization efforts. Many tracts are within walking distance to the downtown, the commuter rail, and or other major transportation routes. A portion of the tracts are within the two federal Opportunity Zones and are part of the NRSA.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Citizen Participation Process highlighted the need for investment and CDBG activities in these areas due to certain economic, housing, and demographic conditions.
	Identify the needs in this target area:	Housing Rehabilitation, Public Facilities, Economic Development and Public Services
	What are the opportunities for improvement in this target area?	Public Service activities for LMI housing benefit, business technical assistance façade treatment, infrastructure activities, housing rehabilitation, code enforcement, and foreclosed property care.
	Are there barriers to improvement in this target area?	There are language barriers for residents, many of whom speak English as a second language.
2.	Area Name	Downtown Framingham District
	Area Type	Local Target Area
	Other Target Area Description	Primarily Downtown Framingham
	HUD Approval Date	N/A
	Percent of Low/Moderate Income	Approximate concentration of low and moderate income - 73%
	Revitalization Type	Economic Development
	Other Revitalization Description	Downtown Improvements
	Identify the neighborhood boundaries for this target area:	The area along Rte. 126 and Rte. 135 within Census tracts 3833, 3834, 3831.02, and 3831.01
	Include specific housing and commercial characteristics of this target area:	Rental housing is the most common housing type, with older units and a higher likelihood of units in disrepair due to higher turnover, absentee landlords, and lower tenant incomes. Older housing is at higher risk of lead-based paint. Physical deterioration, receivership properties,

		foreclosed properties, and vacancy are also more likely. Abandoned/blighted properties are due in large part to the difference between incomes and rent, as well as absentee landlords. The majority of these tracts have been targeted for economic revitalization efforts and have representative body to advocate for their needs. Many tracts are accessible to goods and services including new housing units, the commuter rail, and other major transportation routes. The tracts are near the two federal Opportunity Zones, the NRSA, and the Southeast Framingham neighborhood.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Citizen Participation Process highlighted the need for investment and CDBG activities in these areas due to certain economic, housing, and demographic conditions.
	Identify the needs in this target area:	Dilapidated and vacant storefronts, safety concerns, technical assistance for small businesses, employment opportunities, neighborhood stabilization and housing improvement, parking improvements, pedestrian bicycle access, public services, employment opportunities, affordable housing, lack of wayfinding signage, workforce development, and improved access for people with disabilities.
	What are the opportunities for improvement in this target area?	Major assets include access to public transportation, Memorial Hall, the Public Library, the Boys and Girls Club, the Police Station, and multi-cultural businesses. The City can capitalize on what is in the area's proximity and improve current programming in this respect.
	Are there barriers to improvement in this target area?	There are language barriers for residents, many of whom speak English as a second language.
3.	Area Name	Southeast Framingham Neighborhood
	Area Type	Local Target Area
	Other Target Area Description	Southeast Framingham
	HUD Approval Date	N/A
	Percent of Low/Moderate Income	Approximate concentration of low and moderate income - 80%
	Revitalization Type	Public Services, Housing Rehabilitation, Economic Development
	Other Revitalization Description	Neighborhood Stabilization
	Identify the neighborhood boundaries for this target area:	North Boundary: Mass Bay Transit Authority (MBTA) Railroad Tracks East Boundary: Natick/Framingham Line Southeast Boundary: Sherborn Line

	West/Southwest Boundary: Bishop/Blandin Avenue with Route 135/Waverly Street, New Haven/Hartford/New York Railroad track to Sherborn Line
Include specific housing and commercial characteristics of this target area:	Rental housing is the most common housing type, with older units and a higher likelihood of units in disrepair due to higher turnover, absentee landlords, and lower tenant incomes. Older housing is at higher risk of lead-based paint. Overcrowding, physical deterioration, receivership properties, and foreclosed properties are also more likely. Abandoned/blighted properties are due in large part to the difference between incomes and costs of living/rent. The majority of these tracts have been targeted for economic revitalization efforts. Many tracts are within walking distance to the downtown, the commuter rail, and or other major transportation routes. A portion of the tracts are within the two federal Opportunity Zones and are part of the NRSA. There are also brownfields located in the target area. Certain tracts meet the definition of an Environmental Justice neighborhood.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Citizen Participation Process highlighted the need for investment and CDBG activities in these areas due to certain economic, housing, and demographic conditions.
Identify the needs in this target area:	Neighborhood stabilization and housing improvement, improved landscaping and street scape, improved pedestrian/bicycle access, access to public assets, elementary school, access to financial, medical pharmacies and fresh and healthy foods, limited access to public transportation, employment opportunities, lack of wayfinding signage, handicapped accessible sidewalks, public services, improved streets and sidewalks, accessible sidewalks, storefront improvements, and affordable housing.
What are the opportunities for improvement in this target area?	Major Assets include Mary Dennison Park, Beaver Dam Brook, walkability to the downtown and the commuter rail, and access to certain services for LMI, minority, ESL, and other underserved groups. The City can capitalize on what is in the area's proximity and improve current programming in this respect.
Are there barriers to improvement in this target area?	There are language barriers for residents, many of whom speak English as a second language.

TABLE 18 - GEOGRAPHIC PRIORITY AREAS

GENERAL ALLOCATION PRIORITIES

Describe the basis for allocating investments geographically within the jurisdiction.

Over the course of CDBG's presence in the City, many individuals, families, and neighborhoods have been assisted by the program in some manner. Applications are reviewed upon receipt to determine the best-qualified project. Projects are then funded only if all application and regulatory requirements have been met. Geographical areas and beneficiaries are a factor in determining the best-qualified project. The City generally expends CDBG funds in areas with highest concentrations of LMI residents. Priority projects and programs are funded if they benefit persons living in LMI census tracts, blocks and neighborhoods. Particular attention is given to activities located in the Downtown, Southeast Framingham, and tracts that are greater than 51 percent LMI (mainly in the Downtown and Southeast). The Housing Rehabilitation program is only for income-eligible beneficiaries (households with income at or below 80 percent AMI). This ensures that funds are expended in a timely, fair manner to those with the greatest needs.

SP-25 Priority Needs⁷⁸

PRIORITY NEEDS

TABLE 19 – PRIORITY NEEDS SUMMARY

1.	Priority Need Name	Tenant Based Assistance
	Priority Level	High
	Population	Elderly Extremely Low Families with Children Individuals Middle Persons with Developmental Disabilities Persons with Mental Disabilities Persons with Physical Disabilities Public Housing Residents
	Geographic Areas Affected	Jurisdiction
	Associated Goals	Public Services
	Description	To assist extremely low, low-, and moderate income households remain housed, particularly those with supportive service needs in the community. Tenant based assistance is one of the core methods being used to offset the impact on COVID-19 on Framingham's LMI residents. The City hopes to assist 2,000 households.
	Basis for Relative Priority	The COVID-19 pandemic, data findings from the Needs Assessment and Market Analysis, and information from City staff and citizen participation outreach provide the basis for this priority.
2.	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Elderly Extremely Low Families with Children Frail Elderly Individuals Large Families Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	Local Target Areas
	Associated Goals	Housing Rehabilitation

⁷⁸ 91.415, 91.215(a)(2).

	Description	To preserve, maintain, and improve the accessibility of the affordable housing stock for extremely low, low-, and moderate income households and those with long-term support needs and disabilities. Rehabilitation of the existing housing stock is critical to the health and safety of residents, and it stabilizes neighborhoods. The City hopes to assist 25 homeownership households via rehabilitation and 2,500 units through health and housing code enforcement/foreclosed property care.
	Basis for Relative Priority	The COVID-19 pandemic, data findings from the Needs Assessment and Market Analysis, and information from City staff and citizen participation outreach provide the basis for this priority.
3.	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Jurisdiction
	Associated Goals	Economic Development
	Description	To sustain the economic viability and strength of the City by providing local business support and job/workforce training for extremely low, low-, and moderate income individuals. The City continuously works to support workforce and asset development, improve and enhance the appearance of business areas, improve parking and pedestrian access, decrease vacancies, and enhance signage and wayfinding, particularly for Downtown Framingham. The City hopes to assist 15 businesses with rehabilitation/façade treatment and 650 businesses with technical assistance. A Small Business Grant Program is one of the core methods being used to offset the impact on COVID-19 on Framingham's small business sector. There have been 39 businesses that applied for assistance as of April 30, 2020.
	Basis for Relative Priority	The COVID-19 pandemic, data findings from the Needs Assessment and Market Analysis, and information from City staff and citizen participation outreach provide the basis for this priority.
4.	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Elderly Extremely Low Families with Children Frail Elderly Large Families Low Middle Moderate Persons with Developmental Disabilities Persons with Mental Disabilities Persons with Physical Disabilities Public Housing Residents
	Geographic Areas Affected	Local Target Areas
	Associated Goals	Public Facilities
	Description	To improve the quality of life for extremely low, low-, and moderate income households as well as the general population through the investment and reconstruction of public infrastructure such as streets, parks, water, sewer, and sidewalks. The City also continues to prioritize the removal of architectural barriers to increase access for those with disabilities. The City hopes to provide the equivalent of a 40,000 person benefit via public facilities between 2021 and 2025.
	Basis for Relative Priority	The COVID-19 pandemic, data findings from the Needs Assessment and Market Analysis, and information from City staff and citizen participation outreach provide the basis for this priority.
5.	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents
	Geographic Areas Affected	Local Target Areas
	Associated Goals	Public Services
	Description	To provide a variety of public service programs (operated by the City or nonprofit partners) for extremely low, low-, and moderate income households and those with supportive service needs in the community. Provision of these services will range from ESL services, to job training, to childcare, and beyond. Priority programs are those outlined at

		the end of section SP-05. The City hopes to assist 2,000 households with such services between 2021 and 2025.
	Basis for Relative Priority	The COVID-19 pandemic, data findings from the Needs Assessment and Market Analysis, and information from City staff and citizen participation outreach provide the basis for this priority.

Narrative (Optional)

Framingham's Department of Planning and Community Development (PCD) focuses on creating and improving affordable housing, economic development opportunities, public facilities, and social services across the city. This is the most effective way to address the needs of the non-homeless special needs populations, those without adequate access to services, the homeless, LMI households, and those affected by COVID-19. It is also an effective way to grow the household wealth of those who are LMI, gradually allowing for the movement into higher income tiers and self-sufficiency. These objectives coincide with those of HUD's Community Planning and Development (CPD) Outcome Performance Measurement System: providing decent housing, creating suitable living environments, and creating economic opportunities.

SP-35 Anticipated Resources⁷⁹

INTRODUCTION

The City anticipates receiving approximately \$542,619 in annual allocation funds between 2021 and 2025, plus \$300,000 for the COVID-19 Rapid Response Fund (expected to be exhausted before the end of the program year. This funding of roughly \$2,250,000 over the next five years is to support economic development, public facilities, administration, public services, and housing rehabilitation - including code enforcement. The City maximizes the impact of its CDBG funds by encouraging partners to leverage additional dollars, strongly encouraging the leveraging of non-federal resources. Other grants secured in the community will be used to forward CDBG goals outlined in this Strategic Plan when feasible.

ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Administration and Planning Housing Rehabilitation Public Services Economic Development Public Facilities	\$542,619	\$40,787	X	\$583,406	X	Funds are expected to be annually allocated as follows: 20% for Administration; 15% for Public Services; the remaining is focused on the uses in this chart.

TABLE 20 - ANTICIPATED RESOURCES

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Framingham's CDBG funds are usually matched with private, state and local resources to make activities possible, this is particularly true concerning public services and their 15 percent cap. Recipients of CDBG funds must demonstrate funding leverage through the request process; the Department of Planning and Community Development (PCD) does not directly leverage these funds. For example, the CDBG Sign and Façade improvement program reimburses businesses or property owners a portion of the total cost. The Housing Rehabilitation Assistance Program often leverages MassHousing's "Get the Lead Out" funds when lead remediation is required in housing projects. The Department of Planning and Community Development also leverages staff administrative and activity delivery costs against municipal general pool funding to support service delivery.⁸⁰ Public Facilities

⁷⁹ 91.420(b), 91.215(a)(4), 91.220(c)(1,2).

⁸⁰ City of Framingham, *Fiscal Year 2020 Annual Action Plan*, 2020.

improvement costs often exceed the total cost, causing a reliance on local/state capital funds to complete projects.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan.

The City may use publicly owned land or property to address needs identified in this Consolidated Plan. A list of potentially appropriate targets for redevelopment, some of which are City-owned, has been reviewed other City Staff as potential candidates for economic development investment.

Discussion

Framingham actively seeks opportunities to leverage local and state funding with federal CDBG funds for the preservation of affordable housing, improvement of social services, public infrastructure/facility upgrades, and for assistance to businesses and labor force training. It has proven very difficult in the past years to expand programming due to the City's small CDBG allocation.

SP-40 Institutional Delivery Structure⁸¹

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

See table, next page.

⁸¹ 91.415, 91.215(k).

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Framingham- Department of Planning and Community Development	Government	Economic Development Neighborhood Improvements Non-Homeless Special Need Ownership Planning Public Facilities Public Services Rental	Jurisdiction, Local Target Areas
Framingham Adult ESL Program	Departments and Agencies	Public Services	Jurisdiction, Local Target Areas
Framingham Park and Recreational Department	Departments and Agencies	Public Facilities	Jurisdiction, Local Target Areas
Framingham Department of Public Health	Departments and Agencies	Neighborhood Improvements Ownership Public Services Rental	
Framingham Department of Public Works	Departments and Agencies	Public Facilities	Jurisdiction, Local Target Areas
Downtown Framingham Inc.	Non-Profit Organizations	Economic Development	Jurisdiction, Local Target Areas
Framingham Inspectional Services Department	Departments And Agencies	Neighborhood Improvements	Jurisdiction, Local Target Areas
Community Connections/Framingham Coalition	Non-Profit Organizations	Public Services	Jurisdiction, Local Target Areas
Hoops & Homework	Non-Profit Organizations	Public Services	Jurisdiction, Local Target Areas
Framingham Public High School Resiliency For Life Program	Public Institution	Public Services	Jurisdiction, Local Target Areas
Pelham II Corp.	Non-Profit Organizations	Public Facilities	Jurisdiction, Local Target Areas
Framingham Public Library - Literacy Unlimited	Departments And Agencies	Public Services	Jurisdiction, Local Target Areas
Framingham Housing Authority	PHA	Public Housing	Jurisdiction, Local Target Areas
Balance Of State Continuum Of Care	Public Institution	Homelessness	Region
South Middlesex Opportunity Council (SMOC)	Regional Organization	Economic Development Homelessness Ownership Rental Public Services	Region
Brazilian American Center (BRACE)	Non-Profit Organizations	Public Services	Region
Circle of Hope	Non-Profit Organizations	Homelessness	Region

Fresh Start Furniture Bank	Charity	Homelessness Non Homeless Special Needs Ownership Rental	Region
HOPE (Healthy Options for Progress Through Education)	Non-Profit Organizations	Public Services	Jurisdiction, Local Target Areas
Massachusetts Alliance of Portuguese Speakers (MAPS)	Non-Profit Organizations	Public Services	Region
Pearl Street Cupboard and Café at Park	Non-Profit Organizations	Public Services	Jurisdiction, Local Target Areas
City of Framingham- Department of Planning and Community Development Housing Rehabilitation Program	Government	Affordable Housing Neighborhood Improvements	Jurisdiction, Local Target Areas

TABLE 21 - INSTITUTIONAL DELIVERY STRUCTURE

Assess of Strengths and Gaps in the Institutional Delivery System.

Framingham has a comprehensive network of experienced housing and social service agencies, City staff, and business organizations/professionals to address community needs. These organizations and the government work collaboratively to share resources and strategically plan for the future, emphasizing the provision of opportunities to those with the greatest need while meeting national objectives. The City outlines strategies, actions, and resources in the Strategic Plan to meet the goals and outcomes of the Five-Year Consolidated Plan and subsequent Annual Action Plans.

The Department of Planning and Community Development continues to provide technical assistance to local agencies for CDBG activities. The Department is the information resource center for housing and community development issues and new development strategies. There is also a Community Development Coordinator who oversees the implementation and monitorization of CDBG programming and the Strategic Plan, meeting with partners and the community to ensure goals are being met.

The City has identified the following strengths in the institutional delivery system: diversity of participating organizations including City departments, private non-profits, and public agencies, and the collaboration to meet the needs of LMI populations. Gaps in the system were identified as: the complexity and number of regulatory requirements added to lean programs and for organizations to meet present ongoing challenges.

To develop institutional structure, the City of Framingham will continue the following work:

- Collaborate with DHCD on enhancing the coordinated entry system, the standard assessment tool for implementing and supporting statewide homeless services that facilitates acceleration of placement of homeless individuals and families.
- Hold an orientation to familiarize nonprofit agencies with program regulations.

- Make site visits to monitor progress and requests quarterly reports to track program development.
- Schedule project-scoping meetings and provide technical assistance to partners so they meet program requirements from the project identification phase through completion.
- Establish relationships with new agencies to create more opportunities for the community.
- Continue to sit on the Latino Health Insurance Program's committee that focuses on discussing and promoting the health of older adults through sharing and identifying challenges, best practices and strategies around improving their health and wellbeing.
- Hold aging in place information sessions educating seniors and persons with disabilities on how design changes and adjustments can make homes easier to access and supportive of independent living.
- Encourage the Fair Housing Committee to continue submitting accessibility conscious recommendations to the Planning Board on under-review projects.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	

Other	
Other	X

TABLE 22 - HOMELESS PREVENTION SERVICES SUMMARY

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction.

Framingham has a number of resources for homeless and chronically homeless individuals and families. Major service providers include SMOC, Pathways, and the Wayside Youth and Family Support Network. SMOC services adolescent families, individuals, families, domestic violence victims, and those with HIV/AIDS. The Framingham Department of Veteran's Services and the Framingham Health Department assist veterans and their families in the community. Wayside Community Programs assists the youth and their families. Pathways Family Shelter, Voices Against Violence, the Framingham Housing Authority, and Framingham Legal Services each service individuals and families. SMOC and New Beginnings offer specific services for those with HIV/AIDS.

Many of these organizations are servicing local and regional populations, offering additional services such as job training, housing, and counseling/mental health services. Many are also participants in the Balance of State Continuum of Care (BoS CoC). The BoS CoC (through its participating organizations and jurisdictions) is the primary provider of affordable housing and services for homeless veterans and their families, those with HIV/AIDS, and unaccompanied homeless youth. This housing includes Permanent Supportive Housing, Transitional Housing, and Emergency Shelter. The incorporated services help participants achieve long-term housing stability. Clients are often paired with case managers who provide assistance with financial management, tenancy issues, access to employment programs, transportation, food, medical and mental healthcare. Case managers identify resources and make referrals and placements. Governments and housing authorities also partner with the BoS CoC to create affordable housing opportunities via unit provision and rental subsidies, particularly housing with the supportive services needed for homeless special needs populations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The service providers and public and private organizations in the BoS CoC have a coordinated approach to addressing the needs of the homeless and chronically homeless. The BoS CoC prioritizes the issue of homelessness, particularly in Framingham, and is dedicated to preventing every individual from becoming homeless. If they do become homeless, BoS CoC ensures the experience is rare, brief, and one-time.⁸²

82 United States Office of Housing and Urban Development, *Balance of State Continuum of Care Toolkit*, 2018.

Services for special needs populations are provided by single-focus advocacy/services groups such as ARC of Metro West and the Department of Developmental Services. This is complemented by organizations such as Advocates, Wayside Youth and Family Support, SMOC, and the Framingham Housing Authority, who also offer housing and supportive services to these populations. Community Development staff participate on various task forces and committees with local service providers. The City also works with the Department of Housing and Community Development (DHCD) to collect data for addressing need. Monthly workshops are held by the City with providers to discuss specific homeless needs as they evolve. Lastly, the City administers the Tenant Based Rental Assistance (TBRA) program which provides the security deposit and first month's rent to income-eligible residents, including homeless households.⁸³

Gaps begin to form in the system as those in need of services age. The City does not receive federal funds to assist with homeless prevention, but is the home to many important providers that support these populations; funding is given to specific providers through the CoC grant. The City collaborates with DHCD BoS CoC to address needs and issues, specifically during meetings between the police, providers, and municipal staff regarding unsheltered homelessness in the Downtown. This continues to be an area of concern as the Downtown attracts more residential, commercial and mixed-uses; the issue was mentioned on multiple occasions during the Citizen Participation Process.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Framingham will continue to capitalize on the strengths of its institutional structure, providing resources and encouraging information-sharing to overcome gaps in service delivery. The City will work closely with the West Metro HOME Consortium (WMHC) on housing and homelessness issues. Framingham participates in the WMHC with twelve other cities/towns. The Consortium's responsibilities include establishing housing policies, determining fund allocation, remaining current on local, state, and federal housing issues, advocating for local, state, and federal policies that promote affordable housing in the region, and acting as a liaison to their local housing committees. Framingham will also work closely with the BoS CoC and its 79 other municipalities. Community Development staff work with committees, boards and commissions to implement the Consolidated Plan in accordance with the BoS, engaging public and assisted housing providers, public services providers, and financial institutions. This allows for a comprehensive approach to identifying priorities and delivering services. SMOC is the Community Action Agency and the Regional Administration Agency for Section 8, MRVP, RAFT, and HCEC. DHCD administers the HMIS and gives access to agencies providing homelessness-related services, such as SMOC.

The institutional structure for developing and managing CDBG funds is broad-based and integrates many organizations. Recipients utilize resources from government agencies, private lenders, non-profit, and for-profit organizations to provide gap funding for housing and community development and meet goals. They guide these activities through their policies, program guidelines, and in the case

⁸³ West Metro HOME Consortium, "FY21-25 Consolidated Plan Needs Assessment and Market Analysis Template," 2020.

of the local housing authorities, through provision of housing units, vouchers, and services. Sometimes, government agencies can take on the roles of investors when a service is provided by nonprofit and for-profit organizations. Nonprofit and for-profit providers, in turn, develop affordable housing projects, offer supportive services, monitor ongoing activities, and influence the type of projects built and services offered. Private lenders can also play an institutional role within the delivery system by providing financing and or acting as a channel for the delivery of services to investors. The relationship among these stakeholders forms the basis of the housing and community development delivery system. Coordination is carried out by the organizations receiving funds through CBDG, and the City provides support for these efforts.

SP-45 Goals Summary⁸⁴

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2021	2025	Non-Housing Community Development	Jurisdiction	Public Services	CDBG: \$375,000	Public service activities to address low/moderate income housing benefit: 2,000 households assisted
2	Economic Development	2021	2025	Non-Housing Community Development	Jurisdiction	Economic Development	CDBG: \$375,000	Facade treatment/business building rehabilitation: 15 businesses Business technical assistance: 650 businesses assisted
3	Public Facilities	2021	2025	Non-Housing Community Development	Jurisdiction	Infrastructure	CDBG: \$500,000	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: 40,000 persons benefit
4	Housing Rehabilitation	2021	2025	Affordable Housing Non-Housing Community Development	Jurisdiction	Housing Rehabilitation	CDBG: \$500,000	Homeowner housing rehabilitated: 25 households Health and housing code enforcement/Foreclosed property care: 2,500 household units
5	Administration	2021	2025	Administration	Jurisdiction		CDBG: \$500,000	Program administration that equitably allocates funding to the benefit of low and moderate-income residents

TABLE 23 – GOALS SUMMARY

⁸⁴ 91.415, 91.215(a)(4).

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	Improve the quality of life for low and moderate-income people by subsidizing with CDBG funding the provision of public services.
2	Goal Name	Economic Development
	Goal Description	Enhance the quality of life for low- and moderate-income people by improving economic conditions for small businesses in Downtown Framingham. Upgrade the business district, expand economic opportunities for residents and improve community appearance and livability.
3	Goal Name	Public Facilities
	Goal Description	Upgrade public infrastructure to prolong the durability of local facilities (streets, sidewalks, parks, public facilities) and strengthen neighborhoods that primarily serve low- and moderate-income residents, making them accessible to people with disabilities.
4	Goal Name	Housing Rehabilitation
	Goal Description	Arrest deterioration in the City's existing housing stock and stabilize residential neighborhoods by assisting property owners. Enhance living conditions. Improve community appearance and livability.
5	Goal Name	Administration
	Goal Description	Administer and manage the CDBG program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

An estimated 150 extremely low-income, low-income, and moderate-income families will be provided affordable housing throughout the duration of this Consolidated Plan according to the CDBG Program Manager.

SP-65 Lead-Based Paint Hazards⁸⁵

Actions to address LBP hazards and increase access to housing without LBP hazards.

Housing rehabilitation often involves lead paint remediation. Lead paint is common in older housing, namely homes built before 1980. Older homes are more likely to be in LMI areas. The Department of Planning and Community Development works with federal, state, and local agencies to integrate lead-paint hazard reduction measures into housing policies and programs, including child welfare agencies. The Department fully implements de-leading procedures and protocols as required and directed by HUD.⁸⁶

Lead paint testing is conducted on each property built prior to 1978 with assistance of federal funds. Risk assessments are completed for all units receiving assistance through the CDBG and HOME programs. If there is a potential lead-based paint hazard, appropriate remedial action is taken as part of the homeowner rehabilitation work and conducted in accordance with federal regulations. A certified contractor is responsible for the remediation procedures. The Community Development office distributes the EPA/HUD “Protect Your Family from Lead in Your Home” pamphlet and provides information to every rehabilitation loan recipient.

The Health and Inspectional Services Department and the Building Department test rental units for lead upon the request of tenants with children under six years of age, tenants who suspect lead paint in a dwelling unit predating 1978, or if a child’s test shows elevated blood levels. The Health and Inspectional Services Department works closely with the Massachusetts’s Department of Public Health’s (DPH) Childhood Lead Poisoning Prevention Program (CLPPP).⁸⁷

How are the actions listed above related to the extent of lead poisoning and hazards?

Seventy-nine percent of Framingham’s housing stock was built before 1980, with largest number of homes (29 percent) built between 1950 and 1959.⁸⁸ This places the City at a high risk for lead poisoning. Census tracts 3831.01 and 3831.02 in South Framingham have the lowest median household incomes and the highest percent of units built before 1980 (88 percent and 90 percent, respectively). Framingham's focus on lead-based paint removal is directly correlated to incidences of lead paint in the community.

How are the actions listed above integrated into housing policies and procedures?

The Community Development Department is an arm of the Planning and Community Development Division and incorporates lead abatement activities into its Housing Rehabilitation Program to specifically address lead-based paint hazards. The program will continue to require lead paint testing

⁸⁵ 91.415, 91.215(i).

⁸⁶ City of Framingham, *Fiscal Year 2020 Annual Action Plan*, 2020.

⁸⁷ City of Framingham Community Development Department, *FY2016-2020 Consolidated Plan/FFY2025-2019 CDBG & HOME Programs*, April 2015.

⁸⁸ 2018 ACS, Table B25034.

and abatement in CDBG and HOME-funded rehabilitation activities. As mentioned previously, the Health and Inspectional Services Department collaborates with the DPH to share information and resources on LBP hazards.

SP-70 Anti-Poverty Strategy⁸⁹

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

There are 6,682 people, or 9.7 percent, of the total population in Framingham who had incomes below the poverty level from 2019-2020.⁹⁰ The purpose of the Anti-Poverty Strategy is to establish goals that help individuals and families rise out of poverty and into a better quality of life. To ensure success, Framingham continues to allocate the maximum allowable amount of funding (15 percent of yearly CDBG allocation) to public services. Public Service programs can range from workforce development to education services, childcare, and job readiness, with emphasis on the youth population. Through the implementation of the Strategic Plan, the City strives to make an impact on the reduction of the number of families with incomes at/below the area's poverty level. The city also plans to use its membership in the West Metro HOME Consortium to dedicate HOME funds to assisting low-income households transition out of poverty through programs such as rental assistance and new affordable unit production. COVID-19 is projected to impact LMI tenants and those living below the poverty line more so than others. To offset this impact, Framingham has created an emergency income payment program that provides up to \$5,000 for residents for program year 2021.

There are several anti-poverty programs and services offered by local/regional providers within Framingham. While the City's efforts have meaningfully impacted households transitioning out of poverty, there are other agencies supported by CDBG that specialize in addressing this issue. The region's anti-poverty agency, SMOC, has a number of resources that assist households in moving toward self-sufficiency:

- Adult addiction and mental health service programs rooted in behavioral health;
- Housing assistance and advocacy services such as an alternative rental voucher program, appliance management program, a heating system repair/replacement program, a fuel assistance program, and a home modification loan program;
- Commercial and multi-family weatherization services;
- Job training and workforce development through the Mobile Stabilization Team, Joan Brack Adult Learning, the Young Parent Program, and the Green Jobs Academy;
- The WIC (Women, Infants & Children) Nutrition Program;
- The Young Adult Residential and Case Management Program;
- The Family Self-Sufficiency and Family Unification Programs; and
- Scattered site and rental housing opportunities including Mainstream Housing, Massachusetts Rental Voucher Program (MRVP), Single Adult Emergency Housing, emergency housing for women/victims of domestic violence, and Housing Opportunities for People with AIDS (HOPWA).

⁸⁹ 91.415, 91.215(j).

⁹⁰ 2018 ACS, Table B17001.

The Economic Development and Industrial Corporation and the Department of Planning and Community Development assist Downtown Framingham Inc. by administering CDBG funds for business development initiatives, especially activities to attract and maintain businesses to the Downtown. One such program is the Downtown Commercial Sign & Façade Program. The fundamental goal for the Downtown continues to be the expansion of economic opportunities for LMI residents and employers. This is critical now more than ever, as the COVID-19 pandemic has severely affected local employment in an area with high unemployment and poverty rates and lower incomes compared to the remainder of the City and region. The future of many small businesses remains uncertain. The City is unceasingly trying to find practical ways for services and resources to help reverse the effects of poverty through:⁹¹

- Development of an inventory of municipal services that impact and improve the quality of life of poor people as well as chances for self-advancement and self-sufficiency;
- Convening of a task force of key leaders to examine the feasibility for policy change; and
- Creating a strategy, campaign, and timetable for bringing about practical, incremental change.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Poverty-reducing programs and policies are coordinated with this Consolidated Plan because they are incorporated into the programmatic requirements, funding allocation structure, and goals for 2021-2025. The city will provide 15 percent of its CDBG allocation to public services, with funds being used to support local non-profits in providing affordable housing, job training and education, and concomitant health and wellness activities. The City's anti-poverty efforts complement its plans to preserve and improve existing affordable housing by providing housing stability and resources for LMI households.

Framingham will continue to pursue a strategy in line with this Consolidated Plan to reduce the number of households with incomes below the poverty line through actions that include the following:⁹²

- Formulation and implementation of policy regarding preference to housing clients in CDBG funded public service activities;
- Studying and devising policies contingent upon comprehensive service planning and maximum cross enrollment of housing clients;
- Initiating inventory of municipal services and policies affecting the poor including such activities as family self-sufficiency programs of Framingham Housing Authority and South Middlesex Opportunity Council (DHCD Regional Rental Assistance Contractor); Head Start (SMOC); and workforce development initiatives;
- Renewing efforts by the City to enforce provisions of Section 3 of the Community Development Act; and

91 City of Framingham, *Fiscal Year 2020 Annual Action Plan*, "SP-70 Anti-Poverty Strategy," 2020.

92 City of Framingham, *Fiscal Year 2020 Annual Action Plan*, "SP-70 Anti-Poverty Strategy," 2020.

- Developing consciousness-raising programs targeted to municipal officials.

SP-80 Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Framingham conducts monitoring reviews to determine whether programs supported by HUD funds are being carried out in accordance with the Consolidated Plan and federal regulations in a timely manner. Monitoring is conducted on a regular basis (at least once a year) to ensure that statutory and regulatory requirements are being met. This includes efforts to ensure long-term compliance with housing codes, particularly in terms of housing rehabilitation, homebuyer assistance, and other housing development activities.

Pre- and post-inspections are completed by staff of the housing rehabilitation program who have knowledge of codes and CDBG/HOME program requirements. The City then assesses progress toward client benefit goals within the timetables cited in the Consolidated Plan and Annual Action Plan. Reporting forms similar to Consolidated Plan tables are used to measure performance relative to goals.

Monitoring by the Department of Planning and Community Development shall include review to ensure that information is being submitted to a HUD cash and management information system, and that information is correct and complete. Community Development staff will meet with designated provider agencies (formal sub-recipients and others) to review the development status of planned projects including timeliness of expenditures. Documentation of status will be sought through quarterly reports and on-site visits. The Department, in cooperation with local sub-grantees, will identify significant variances from planned performance targets and compliance deficiencies. Technical assistance will be given where a) required and b) possible. Phased corrective action plans will be formulated as required.

AP-05 Executive Summary⁹³

1. INTRODUCTION

Framingham's Community Development Department (CD) administers and monitors the Community Development Block Grant (CDBG) program throughout the City. The Annual Action Plan (AAP) is a yearly update of the funding awards and activities planned for the upcoming program year, and the specific goals and priority needs to be addressed by those activities based on the most current Consolidated Plan. The CD Department developed the FY2021 AAP to detail the proposed uses of \$542,619 CDBG funds⁹⁴ between July 1, 2020 and June 30, 2021. The combination of these funds for will be dedicated to activities in the following areas: housing rehabilitation, code enforcement, Downtown improvements, and public services.

2. SUMMARIZE THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This AAP works to align its goals and outcomes with those of the 2021-2025 Consolidated Plan. The Consolidated Plan's overarching goals are: public services, economic development, public facilities, and housing rehabilitation. Using these as a guide, the CD Department has established the following annual goals and objectives for FY2021:

1. The AAP will work to address delivery and diversity of public service programs/activities to sufficiently serve LMI populations within the City and enhance their quality of life.
2. The AAP will work to address deteriorating housing via rehabilitation/code enforcement of the existing stock and neighborhood revitalization strategies, creating opportunities for those of assorted household types and backgrounds, including special needs populations and those considered extremely low-income (making below 30 percent of the AMI). This will be accomplished through ongoing financial and technical housing rehabilitation assistance to property owners; assisting property owners through rehabilitation activities will improve community appearance and livability.
3. The AAP will work to improve the technical capacity of City staff to assist those living, working and playing in the City as effectively as possible. This includes dedicating resources to administration and

⁹³ 91.200(c), 91.220(b).

⁹⁴ HUD is aware of COVID-19 Rapid Response funding usage and rollover funding expenses by the City of Framingham due to their filing of an amendment to the Fiscal Year 2020 Annual Action Plan. The amendment involved a substantial Citizen Participation Process. Because of this, it is not a recorded project. Further details are available upon request to the Community Development Coordinator.

planning of the CDBG program to ensure optimization of funding, meeting national objectives and timeliness requirements, and equity in distribution.

4. The AAP will work to address the provision and advancement of economic development conditions particularly for small businesses in terms of upgrading the business district, expanding job opportunities for residents, and improving community appearance and livability. Focus will be placed on the Downtown and the Southside of the City.

5. The AAP will work to improve public facilities/infrastructure including playgrounds/parks, utilities, and streetscapes where feasible to service LMI, EJ area residents, and other underserved populations so they may have the same opportunities as the general population. The City continues to prioritize prolonging the useful life of existing public facilities and eliminating architectural barriers for those with disabilities to access public and private facilities.

6. The AAP will prioritize efforts being made to reduce the significant impacts the COVID-19 pandemic has had at the local level in terms of economic development and rental housing. The pandemic leaves the future of many preplanned programs uncertain, as it has resulted in the decline of traditional revenue streams for the unforeseeable future.⁹⁵

More detail can be found in AP-20 and AP-35, including specific projects the City will pursue, provided program requirements are met upon time of application for CDBG funding.

3. EVALUATION OF PAST PERFORMANCE

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Framingham has a history of success when selecting activities for CDBG funding. The CD Department staff review all incoming applications, examining the intent and scope of the proposed project, the target population, and the capacity of the proposing agency. Applicants are encouraged to target those populations that service priority need populations within the geographic priority areas. The City will not support any applications that fail to address the needs of these populations nor will the City support applications from entities that do not demonstrate the capacity to undertake projects. Proposals for projects that may be unduly disruptive of neighborhood character will be rejected. Staff review specifically for statutory and regulatory eligibility and feasibility before proceeding. The housing rehabilitation program is an example of the stringency surrounding project implementation and usage of institutional partnerships to forward goals and objectives. Staff operate rehabilitation assistance activities, select the projects through an application process, and evaluate using an established set of criteria that includes:

- Compliance with CDBG statutory objectives and eligibility guidelines;
- Strength of overall concept;

⁹⁵ HUD is aware of COVID-19 Rapid Response funding usage and rollover funding expenses by the City of Framingham due to their filing of an amendment to the Fiscal Year 2020 Annual Action Plan. The amendment involved a substantial Citizen Participation Process. Because of this, it is not a recorded project. Further details are available upon request to the Community Development Coordinator.

- Strength of development team (experience and/or capability of proponent in respect to projects of similar nature);
- Evidence of administrative capacity to assist Town in tracking long-term outcomes and ensuring on-going eligibility of beneficiaries of project;
- Demonstrated need for the project;
- Benefit to the community;
- Appropriateness of scope of assistance, rehabilitation, or construction;
- Appropriateness of total development costs of properties in question;
- Financial viability of project;
- Degree of community support for project; and
- Evidence of readiness to proceed.

4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

Summary from citizen participation section of plan.

The City of Framingham took actions in accordance with Citizen Participation Plan of the Consolidated Plan and Annual Action Plan to solicit and respond to comments for the 2021 Annual Action Plan. The Community Development Department's hosted several citizen participation events for the 2021-2025 Consolidated Plan and FY2021 AAP with their consultant, Barrett Planning Group LLC. The outreach process consisted of consultations via ten focus group sessions, a public meeting hosted by the Planning and Community Development Division (December 5, 2019), a Fair Housing survey (from January 11, 2020 to January 30, 2020), fair housing focus group questions, a public hearing on the draft, and a public comment period to review the draft and incorporate additional comments. Appropriate notices were posted in the local newspaper, on the City's website, and to residents and institutional stakeholders to notify that community feedback was being gathered for publication of the plan. Information from outreach incorporated critical resident input that highlighted where needs must be addressed and how CDBG can help through its designated activities and projects.

5. SUMMARY OF PUBLIC COMMENTS

This could be a brief narrative, summary, or reference to an attached document from the Citizen Participation section of the Con Plan.

Please see Table 4 of the PR-15 section of the 2021-2025 Consolidated Plan for a summary of public comments by method of outreach.

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

The department has a policy of accepting all comments.

7. SUMMARY

Comments gathered during the citizen participation and consultation process highlight a need for affordable housing and public services throughout Framingham, as well as and a greater diversity of programming for those who are LMI, those with disabilities, immigrants, and the elderly. The City

prioritizes citizen participation, ensuring it includes all members of the public and pertinent service agencies in participating in the Consolidated Plan/AAP process.

PR-05 Lead & Responsible Agencies⁹⁶

1. AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN

The following are the agencies/entities responsible for preparing the Consolidated Plan/AAP and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Framingham	Department of Planning & Community Development

TABLE 3 – RESPONSIBLE AGENCIES

Narrative

The City of Framingham receives Community Development Block Grants from the Department of Housing and Urban Development (HUD). The 2021 AAP reports how the City plans to use its allocation to improve programming in economic development, housing, public facilities and infrastructure, and public services. Framingham received \$542,619 for Program Year (PY) 2021, a 1 percent increase from PY2019. The City receives funds annually, requiring the submission of an AAP for each PY, in addition to the Consolidated Plan at the beginning of every five-year period. The CD Department administers CDBG funds and implements the Consolidated Plan and Annual Action Plans through the Office of Community Development (OCD). The Department also prepares and submits the Consolidated Plan and AAP on behalf of the Mayor and the City Council. The CD Department is the City's liaison to the WestMetro HOME Consortium and oversees fair housing, housing assistance, and the housing rehabilitation program. Interaction between staff and CDBG subrecipients occurs regularly through the submission of quarterly reports and project monitoring. CD also works closely with the non-profit community to assess needs and to allocate funds to address these needs.

Consolidated Plan/AAP Public Contact Information

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AP-10 Consultation⁹⁷

1. INTRODUCTION

The Planning and Community Development Division and Barrett Planning Group conducted the outreach for the Citizen Participation Plan and consultation process. The City consulted with local government departments, housing and service providers, residents, and pertinent agencies to understand the impact of CDBG programs in the community and evaluate where need remains. Consultation conducted during the winter of 2019 and summer of 2020 included a public hearing, two sessions of all-day focus groups, a fair housing survey, a fair housing focus group questionnaire, and a public hearing on the draft plans. The general population, low-income residents, advocates working with non-homeless special needs populations, homeless providers, and other housing and community development professionals provided responses during this time. Phone conversations and meetings between City staff and consultants accompanied this outreach, during which discussions of community needs, programmatic approaches, cooperative efforts, and funding priorities/limitations took place. This outreach, coupled with data from previously commissioned plans/studies, data from the American Community Survey (ACS), and data from the Comprehensive Housing Affordability Strategy (CHAS) were critical to the completion of the AAP.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.⁹⁸

Framingham has persistent needs for health and social services. Private and governmental health, mental health, and service agencies participating in focus groups for this AAP report that affordable housing and access to services remain top needs for the City, particularly among low- and moderate-income people and people with special needs.

Southern Middlesex Opportunities Council (SMOC) is the largest service provider in the City. They offer a Behavioral Healthcare Division that provides substance abuse and mental health outpatient services to individuals, children and families. They also provide substance abuse residential services to individuals including pregnant and post-partum women. The Behavioral Healthcare Division offers the following outpatient programs: medication evaluations and medication maintenance, psychosocial evaluations, individual and group therapy, Children's Behavioral Health Initiative (CBHI), Operating Under The Influence (OUI), Community Support Case Management Program (CSP), and the Community Support Program for People Experiencing Chronic Homelessness (CSPECH). These programs are provided for four residential developments: Sage House, Serenity House, Rhodes to Recovery, and New Beginnings. The SMOC Housing Corporation is a full-service real estate organization that performs comprehensive property and asset management functions such as constant property services, housing operations, capital planning, marketing, tenant relations, leasing, contract compliance, licensing, consulting, construction and project management, financing strategies, and technical assistance. SMOC's Housing Corporation approaches regional housing needs by integrating human services with program units while providing safe, decent, and affordable housing choices for area households. SMOC continues to offer a variety of health and social services

⁹⁷ 91.100, 91.200(b), 91.215(l).

⁹⁸ (91.215(l)),

to the residents of Framingham and MetroWest, working to bridge the gap between housing and service provision.

The City works closely with public housing providers, service agencies, and private health providers to improve the quality of life for residents. Non-profit organizations and service agencies coordinate regularly to maximize resources and extend their programming. The Community Development Coordinator participates on the steering committee of Framingham Community Partners, a group dedicated to strengthening families and community systems through collaboration. Framingham Community Partners meets bi-monthly to share resources, hosts regular information sessions and networking events, and circulates notifications on community opportunities.

CD stays updated on how municipal resources are used to assist low- and moderate-income residents. CD staff work to educate leadership about community needs, advocating for policy changes in appropriate areas and devising long-term campaigns to encourage the changes that enhance coordination. They also work with many municipal boards and commissions, constituents, the Mayor, and the City Council to connect all of its ongoing work and achieve these goals.

Many affordable housing projects are owned and operated by non-profits with case management staff to assist residents with health, mental health, and other services. They are well connected within the community and are often members on relevant committees and joint task forces. For example, Framingham Housing Authority (FHA) partners with local providers to offer referrals to residents in need of assistance at their properties. They also offer health and wellness programs and social opportunities for senior and disabled residents at two of their properties through the Healthy Partners Program, sponsored by Jewish Family Services of MetroWest. The FHA's tenant associations work with the community on multiple initiatives; Meals on Wheels and English as a Second Language (ESL) courses are offered weekly to tenants, the MetroWest Regional Transit Authority (MWRTA) has programs for disabled individuals that cannot access regular bus routes, and the Callahan Center has a van that provides rides within the City on weekdays. The Framingham Police Department has a full-time staff person serving as the Framingham Housing Authority Liaison.

The Health Department, Inspectional Services Division, the Police Department, and the Fire Department work with the Planning and Community Development Division on various housing and social issues throughout the City. The Board of Health and the Planning and Community Development Division handle lead paint-based hazards in housing. The Police Department, Fire Department, and Board of Health oversee tenant/landlord complaints and safety issues in rental developments, particularly in the south side of the City. The Police offers a Landlord Partnership Program that maintains a high quality of life for tenants and neighborhoods. Inspectional Services works with the City on the Nuisance Bylaw (funded by a HUD grant) to address zoning infractions, blight, trash, debris, houses undergoing receivership, and related issues. They also manage abandoned properties. The City of Framingham's Health Department is currently seeking a Health Inspector using FY2021 CDBG funds. The Health Inspector position is responsible for the performance of technical and inspectional work to promote and protect the public health of Framingham residents through the enforcement of state and local public health laws and regulations as well as providing public health education. The employee is also responsible for enforcing nuisance bylaws and supporting code enforcement staff of the Inspectional Services Division. The proposed budget is for the salary of a new public health inspector

is \$82,000 (FY20 - April to June 2020: \$16,000, FY21: \$66,000). More details on this position can be found in Appendix IX.

The Edward M. Kennedy Community Health Center (EMKCHC) delivers comprehensive health care services to meet community need including primary medical care by certified physicians, dental care, behavioral health services in an integrated model with medical services, school-based health care, ongoing treatment for acute and chronic illness, and a pharmacy that provides access to discounted medications to meet patients' needs. Social and behavioral health services for patients include psycho-social assessment, crisis intervention, domestic violence screening and intervention, advocacy, and transportation. Caseworkers connect patients to community resources, addressing the social determinants of health and assisting patients in navigating the health care and insurance systems. The EMKCHC offers the option for Framingham's LMI residents and residents of public/assisted housing to receive affordable health care for themselves and their families.

Framingham Community Connections Coalition (FCCC) works toward a comprehensive continuum of family support that strengthens Framingham families. They coordinate supportive resources with local service providers, businesses, and government agencies to accomplish this goal. Their partners include the City of Framingham, the Framingham Family Resource Center, the Framingham Housing Authority, the Police Department, and Advocates. FCCC addresses unmet needs of children and their families in Framingham and the surrounding area, identifying existing services to collaborate with and improve access. They connect residents to support programs and social events such as the Back to School drive, Spring and Summer Community Youth Job programs, the Annual Community Block Party (co-sponsored by the Framingham Housing Association), and their monthly Community Connections meeting in local community centers.

BayPath Elder Services offers home care and related services which enable people to live independently in their homes throughout Framingham and MetroWest. They are the Area Agency on Aging (AAA) and the Aging Services Access Point (ASAP). Their services include referrals, options counseling, caregiver support, adult family care, elder community care, elder housing, health and wellness programs, homecare, nurse screenings, medication management, nutritional services, money management, protective services, and personal care attendants. They are also in the Elderly Community Care network – a network of agencies that services elders in their homes by providing comprehensive assessment and counseling. The network serves older adults who lack access to mental health care due to cost and reimbursement barriers, stigma, transportation, and other impediments to care. BayPath partners with the Preservation of Affordable Housing (POAH) to offer elder housing in Framingham at the Tribune Apartments. Tribune Apartments is a 53-unit affordable housing development for seniors and people with disabilities. BayPath provides an onsite Tenant Resource Counselor to provide information about programs/services, activities, and to help residents obtain government benefits and community resources. BayPath also provides an onsite Registered Nurse for ten hours per month, conducting blood pressure screenings, medication reviews, and wellness activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless people (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and people at risk of homelessness.

Framingham is one of 76 communities in the Balance of State Continuum of Care (BoS CoC) service area (MA-516), which also services the majority of Middlesex and Norfolk counties. The City works with the Massachusetts Department of Housing and Community Development (DHCD), HUD, and local entities to end homelessness through their participation in the BoS CoC; DHCD being the leading organization. The BoS CoC's process for formulating and pursuing strategies is used to address specific housing and supportive service needs of homeless individuals and families. Framingham has established a regional network in collaboration with DHCD and local partners to coordinate the provision of effective, timely services to those transitioning out of homelessness and into permanent housing. DHCD coordinates with neighborhood organizations to conduct homeless needs assessments and develop necessary programs. No federal funds are received directly by the City for homeless prevention, but the BoS CoC meets the following HUD eligibility requirements through their activities: improving coordination and integration with mainstream resources and programs targeted to people experiencing homelessness, improving data collection and performance measurement, and allowing each community to tailor its programs to particular strengths and challenges when assisting homeless individuals and families within that community.

The BoS CoC has a Coordinated Entry System (CES) that is accessible by speaking with shelter providers in each of the municipalities, through online sources, or by calling DHCD directly. An objective tool is used to measure a variety of vulnerabilities including the length of time someone is homeless, history of domestic violence, disabilities, and other barriers. The CES and the standard assessment tool cover the entire BoS CoC geographic area, working to reach those who are least likely to apply for homelessness assistance, and prioritizing people most in need to ensure they receive timely assistance.

SMOC and Advocates are among the many organizations that participate in the CoC's efforts to prevent and end homelessness, offering a variety of emergency shelter, transitional housing, and permanent supportive housing (PSH) facilities at the local and regional levels. SMOC operates its own Housing Continuum for formerly homeless single adults in recovery. Representatives from homelessness agencies and area providers in Framingham advocate for their needs during regular meetings with the BoS CoC, weighing in on decisions about CoC policies and procedures during open meetings that are advertised to more than seventy nonprofit, municipal, housing authority and state government partner agencies; meetings are held monthly at DHCD. Staff members also serve on various CoC Boards and Committees, overseeing the effective use of resources, the Homeless Management Information System (HMIS), and if projects/programs are in agreement with HUD's Continuum of Care regulations. Throughout 2019, there was an ongoing homelessness forum to discuss and strategize tackling the issue locally. The community development coordinator hosted a series of meetings focusing on the needs of housing insecure families and individuals. Various local nonprofit providers, the Framingham Police Department, the Massachusetts Department of Transitional Assistance, the Framingham Housing Authority, SMOC and others were in attendance. Participants contributed to discussions on finding solutions for emergency shelter services, fostering self-sufficiency in program delivery, the amount of funding available through the CoC to address local homelessness and other related topics. The City will continue the conversations in this current and subsequent fiscal years.

Coordinated by DHCD and using the HMIS, BoS CoC member communities collect the numbers for the annual Point-in Time (PIT) counts. Data collected by homeless service providers in the PIT identify the most critical needs for services and housing in service areas. Annual RFP's are released during the Fall, following the PIT counts, for service providers in the BoS CoC area. Service providers located in Framingham usually receive funding from the state or federal government for their specific programs to service the region i.e., SMOC, MetroWest Legal Services, and Advocates.

Massachusetts mandates policies for the discharge of youth aging out of foster care, patients exiting health and mental care facilities, and offenders exiting the corrections system. The Department of Children and Families, Department of Public Health, Executive Office of Health and Human Services, Department of Mental Health, and the Interagency Council on Housing and Homelessness collaborate on the discharge planning process. The BoS CoC regularly shares discharge planning information and updates from these agencies. It is the responsibility of the BoS CoC to ensure those being discharged are not being directly discharged into a homeless situation by coordinating with systems of care in their network.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

Framingham is not a recipient of Emergency Shelter Grant (ESG) funds; funds are awarded at the state level to DHCD by HUD. The 2020 state allocation was roughly \$4,777,000. Funding is generally used for rehabilitation/remodeling of a building to be used as a new shelter, operations and maintenance of an emergency shelter or transitional housing facility, essential supportive services (case management, counseling, childcare, etc.), and grant administration.

ESG funds in the BoS CoC region are overseen and distributed through the Massachusetts Non-Entitlement Grant program contingent on need. HMIS data from ESG-funded agencies is used to evaluate performance and determine distribution. DHCD also collaborates with CoC's to determine how funds will be allocated in terms of providing emergency shelter to the homeless, shelter diversion, and rapid re-housing funds. Meetings led by DHCD review performance data and provide input on program evaluation.

2. AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS

1	Agency/Group/Organization	Framingham Council on Aging/Callahan Center
	Agency/Group/Organization Type	Services-Elderly People
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning and Community Development Division staff consulted the Framingham Council on Aging (COA) in a public meeting on December 5, 2019. The COA assists older adults to remain independent at home for as long as possible, while providing for choices and opportunities including identifying unmet needs and implementing programs/services that help to meet those needs. The meeting gave an explanation of the CDBG program. Housing, economic development, social services, and public facilities were discussed. The COA was also consulted in a focus group meeting on December 4, 2019 with other service providers. The meeting discussed housing barriers, elderly and disabled needs, and goals for the future. Lastly, the Planning and Community Development Division consulted the COA via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Attendees provided recommendations for improvement associated with limited housing supply and service provision for the elderly/disabled. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
2	Agency/Group/Organization	Downtown Framingham Inc.
	Agency/Group/Organization Type	Business and Civic Leaders Other – Nonprofit
	What section of the Plan was addressed by Consultation?	Economic Development Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning and Community Development Division staff consulted Downtown Framingham Inc. (DFI) in a public meeting on December 5, 2019. DFI serves both people and local businesses by creating a vibrant and socially engaged Downtown, based on the four-point Main Street America Model strategy. The meeting gave an explanation of the CDBG program. Housing, economic development, social services, and public facilities were discussed. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated. City staff also consulted DFI's Executive Director in a focus group meeting on December 5, 2019 concerning economic development in the Downtown. The meeting discussed challenges for small businesses, needs for workforce development/job training, shared responsibilities, and the future of the Downtown area. Attendees provided recommendations associated with business development and what can be done to improve the economic well-being of Framingham's LMI community.

3	Agency/Group/Organization	Framingham Public Library
	Agency/Group/Organization Type	Services – Children Services - Education Services – Elderly People Services – People with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning and Community Development Division staff consulted the Framingham Public Library in a public meeting on December 5, 2019 with. The Library encourages and contributes to the civic, intellectual, and cultural pursuits of Framingham through guidance, resources, and programs. The library meets the diverse needs of individuals and groups using traditional and innovative technologies, and provides a physical environment for community meetings. The meeting gave an explanation of the CDBG program. Housing, economic development, social services, and public facilities were discussed. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
4	Agency/Group/Organization	Corcoran Management Group
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning and Community Development Division staff consulted Corcoran Management in a public meeting on December 5, 2019. Corcoran Management is a property management company with experience in managing large volume of affordable apartment homes. They are the property managers for Pelham Apartments in Framingham. The meeting gave an explanation of the CDBG program. Housing, economic development, social services, and public facilities were discussed. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated. City staff also consulted Corcoran Management in a focus group meeting on December 4, 2019 with other housing providers. The meeting discussed housing barriers, needs, and goals. Attendees made recommendations associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
5	Agency/Group/Organization	Framingham Housing Authority (FHA)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Market Analysis Needs Assessment Public Housing Needs
	How was the Agency/Group/Organization	Planning and Community Development Division staff consulted the FHA in a focus group meeting on December 4, 2019 with other

	consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	housing providers. The FHA is a quasi-state agency that independently manages and administers state and federal housing in Framingham. The meeting discussed housing barriers, needs, and goals. Attendees made recommendations to improve issues associated with limited housing supply and service provision. The Planning and Community Development Division also consulted the FHA via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Participants recommended improving access to affordable housing and how to overcome housing discrimination in the City. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
6	Agency/Group/Organization	Peabody Properties
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted Peabody Properties in a focus group meeting on December 4, 2019 with other housing providers. Peabody Properties is real estate and property management company that services multiple housing communities in Framingham. The meeting discussed housing barriers, needs, and goals. Attendees made recommendations to improve issues associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
7	Agency/Group/Organization	Bethany Hills Place
	Agency/Group/Organization Type	Services – Education Services – Homeless Services - Housing Services - Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Housing Needs Assessment Market Analysis Non Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted Bethany Hills Place in a focus group meeting on December 4, 2019 with other housing providers. Bethany Hills Place is an affordable, educational housing community serving more than 150 individuals and families every year. They serve households that have experienced homelessness, addiction, violence, and loss by providing for basic needs in the form of affordable housing. They also offer learning opportunities to help residents strive toward achieving an independent future. The meeting discussed housing barriers, needs, and goals. Attendees made recommendations to improve issues associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
8	Agency/Group/Organization	Circle of Hope

	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Strategy Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted Circle of Hope in a focus group meeting on December 4, 2019 with other social service providers. Circle of Hope provides clothing, toiletries, and necessities to 25 homeless shelters and clinics in Boston and MetroWest. Their partners include family and individual shelters, domestic violence shelters, healthcare clinics, universities, and other programs that provide shelter or services to people experiencing homelessness. The meeting discussed issues contributing to homelessness, homeless/chronically homeless needs, economic challenges, and current programming. Attendees made recommendations to improve issues associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
9	Agency/Group/Organization	Framingham Coalition Community Connections (FCCC)
	Agency/Group/Organization Type	Regional Organization Services-Children Services-Elderly People Services-Employment Services-People with Disabilities
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homeless Needs - Families with Children Homelessness Strategy Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted Framingham Coalition Community Connections in a focus group meeting on December 4, 2019 with other social service providers. FCCC provides a comprehensive continuum of family support that strengthens youth and families in MetroWest, along with their many local and state partners including the Department of Children and Families. The meeting discussed issues contributing to homelessness, homeless/chronically homeless needs, economic challenges, and current programming. Attendees made recommendations regarding issues associated with limited housing supply and service provision. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
10	Agency/Group/Organization	Framingham Health Department
	Agency/Group/Organization Type	Services-Homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

		Homelessness Strategy Lead-Based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted the Health Department in a focus group meeting on December 4, 2019 with other City staff. The department handles housing rehabilitation projects that receive citations for code infractions and lead-based paint. The Health Department does not collect the addresses of housing units in which children have been identified as lead poisoned because HIPAA laws prohibit pediatricians from sharing positive results with the City. They also work with public safety on issues with rental properties and tenant/landlord complaints. The meeting discussed public facilities, recreational facility needs, common housing problems, public safety, sources of demand on the City, and current programming. Attendees made recommendations to improve issues associated with public health and safety. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
11	Agency/Group/Organization	Framingham Inspectional Services Division
	Agency/Group/Organization Type	Services - Health Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning and Community Development Division consulted the Inspectional Services Division in a focus group meeting on December 4, 2019 with other City staff. The department manages the Nuisance Bylaw, abandoned properties, foreclosed/receivership properties, zoning violations, and compliance issues. They also work with the Health Department and public safety on specific issues with ownership and rental housing. The meeting discussed public facilities, recreational facility needs, common housing problems, public safety, sources of demand on the City, and current programming. Attendees recommended improving issues associated with public health and safety. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
12	Agency/Group/Organization	Hoops and Homework
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning and Community Development Division consulted Hoops and Homework in a focus group meeting on December 4, 2019 with other social service providers. Hoops and Homework is an after school program that offers academic and enrichment services to children residing around the Beaver and Waverly Street areas. The meeting discussed issues contributing to homelessness, childcare needs, youth services, economic challenges, and current programming. Attendees made recommendations to improve issues associated with limited options for low income children, particularly at the pre-school level. Information exchanged and the

		data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
13	Agency/Group/Organization	Framingham Parks and Recreation Department
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted the Parks and Recreation Department in a focus group meeting on December 4, 2019 with other City staff. The department creates recreation opportunities, preserves open space, manages public athletic fields and parks, and administers recreation programs and facilities for the varied population of Framingham. The meeting discussed public facilities, recreational facility needs, public safety, sources of demand on the City, and current programming. The department made recommendations to improve issues associated with public improvements, facilities, and infrastructure. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
14	Agency/Group/Organization	Framingham Department of Public Works
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted the Department of Public Works in a focus group meeting on December 4, 2019 with other City staff. The department designs, builds, refurbishes, replaces, oversees, and above ground and below-ground public infrastructure in Framingham. The meeting discussed public facilities, recreational facility needs, public safety, sources of demand on the City, and current programming. The department made recommendations to improve issues associated with public improvements, facilities, and infrastructure. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
15	Agency/Group/Organization	MetroWest Center for Independent Living (MWCIL)
	Agency/Group/Organization Type	Regional Organization Services-People with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted MWCIL in a focus group meeting on December 4, 2019 with other social service providers. MWCIL provide an array of independent living services that enable people with disabilities to live in the community. The center was created by people with disabilities seeking full integration into society and seeking to empower by teaching the practical skills and confidence to take control over their lives and become active residents of Framingham. The meeting discussed issues contributing to a lack of disability services, economic challenges, housing needs, specific groups in

		need, and current programming. MWCIL made recommendations to improve issues associated with limited/inadequate housing supply and service provision for the disabled. The Planning and Community Development Division also consulted MWCIL via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Participants made recommendations to improve access to affordable housing and to overcome housing discrimination in the City. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
16	Agency/Group/Organization	The Edward M Kennedy Community Health Center (EMKCHC)
	Agency/Group/Organization Type	Services – Children Services – Elderly Services- Health Services – People with Disabilities Services – People with HIV/AIDS Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted the EMKCHC in a focus group meeting on December 5, 2019. The EMKCHC is a non-profit community health center governed by a Board of Directors. They provide comprehensive care to patients in Framingham, particularly those who are at disparate risk for chronic disease and poor health outcomes. The meeting discussed issues contributing to a lack of health care services, public health challenges, housing needs, specific groups in need, and current programming. Attendees recommended improving access to services, growing resources, and providing more patient education. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
17	Agency/Group/Organization	Framingham Community and Economic Development Division
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division participated in focus group sessions concerning economic development, housing, and other CDBG programming on December 5, 2019. The Department coordinated outreach efforts as part of the Citizen Participation Process and provided their expertise in the aforementioned topics on multiple occasions, including during the public meeting on December 5, 2019. Issues, programming, priorities, challenges, and needs were discussed within each topic. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement and funding.
18	Agency/Group/Organization	Southern Middlesex Opportunity Council (SMOC)
	Agency/Group/Organization Type	Business Leaders

		Other Government – Local Regional Organization Services - Children Services - Health Services – Homeless Services - Housing Services - People with Disabilities Services – Victims Services - Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Economic Development Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>SMOC is an umbrella organization that works in the community to provide opportunities to enhance self-sufficiency and to create a safety net when short term and/or continuing support are needed. SMOC is the designated community-based anti-poverty agency for the MetroWest area and is headquartered in Downtown Framingham. The City works with SMOC on a number of programs, including housing, and services for the homeless. The Planning and Community Development Division consulted SMOC staff extensively throughout focus group sessions on December 5, 2019. Representatives were present at the economic development and the public services/housing session, including the Chief of Staff. They answered questions about the need for housing and social services as well as programmatic approaches to housing development, economic development, homelessness, and non-homeless special needs. The Planning and Community Development Division also consulted SMOC via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. SMOC made recommendations to improve access to affordable housing and overcome housing discrimination in the City. SMOC receives grant funds from a variety of sources to provide case management and supportive housing for Framingham MetroWest. They partner with local/regional organizations to service the community including but not limited to the City of Framingham, the MetroWest Health Foundation, the Framingham School Department, Framingham State University, MassBay Community College, the MetroWest Regional Transit Authority, and the Greater Framingham Community Church. The information exchanged was critical to the Citizen Participation Process and drafting the Needs Assessment section of this Consolidated Plan. The focus group sessions and survey confirmed the need for the CDBG program and offered suggestions for program improvement and funding.</p>
19	Agency/Group/Organization	Latino Health Insurance Program (LHIP)
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis

		Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted LHIP in a focus group meeting on December 5, 2019. The LHIP is a non-profit, community based, culturally-specific program for health insurance enrollment and maintenance to minority residents in Massachusetts. They connect clients to the appropriate health care services including primary care, specialty care, dental care, and helps individuals to apply for SNAP (food stamps), and WIC. LHIP promotes effective use of preventive services including health screenings, prenatal care, wellness visits, and health education while reducing medical cost. The meeting discussed issues contributing to a lack of health care services, public health challenges, housing needs, specific groups in need, and current programming. Attendees made recommendations associated with poor access to services, a lack of resources for the Latino population, overcoming language barriers, and a lack of patient education. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
20	Agency/Group/Organization	United Way of Tri-County
	Agency/Group/Organization Type	Regional Organization Services - Children Services - Elderly People Services - People with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted United Way in a focus group meeting on December 5, 2019. United Way is an independently-governed 501(c)3 nonprofit organization connected to a network of more than 1,300 local United Ways through United Way Worldwide. Their Board of Directors focuses on finding local solutions in education, income, and health-based social services for the 34 communities they serve, including Framingham. The meeting discussed issues contributing to a lack of services, public health challenges, housing needs, specific groups in need, food insecurity, youth and older adult development, and current programming. Attendees recommended improving issues associated with poor access to services and resources, including healthy nutritional options. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
21	Agency/Group/Organization	Bay Path Elder Services, Inc.
	Agency/Group/Organization Type	Services-Elderly People
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	Bay Path Elder Services is a non-profit corporation specializing in home care and related services that enables people to live independently and comfortably in their homes while promoting their well-being and dignity. The Planning and Community

	consultation or areas for improved coordination?	Development Division consulted Bay Path in a focus group meeting on December 5, 2019. The meeting discussed issues contributing to a lack of elder services, home care challenges, housing needs for the elderly/disabled, transportation, older adult development, and current programming. Attendees recommended improvements to elder/disabled adult services and growing resources in Framingham. Information exchanged and the data collected confirmed the need for the CDBG program, and the need for CDBG funds in the community.
22	Agency/Group/Organization	Framingham Fair Housing Committee
	Agency/Group/Organization Type	Housing Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Lead-Based Paint Strategy Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted the Framingham Fair Housing Committee via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. The Fair Housing Committee works to promote access to decent, safe and affordable housing for all segments of the community to the maximum extent feasible. The Committee does this through the study of issues, public education, and advocacy. Affordable housing needs, groups experiencing fair housing barriers, and housing discrimination were the topics mentioned. Participants recommended improving access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
23	Agency/Group/Organization	Massachusetts Department of Housing and Community Development (DCHCD)
	Agency/Group/Organization Type	Other Government - State
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted Balance of State Continuum of Care (BoS CoC) directly for the Needs Assessment and Market Analysis sections of this Consolidated Plan. DCHD also provided necessary information pertaining to the Subsidized Housing Inventory (SHI).
24	Agency/Group/Organization	West Metro HOME Consortium
	Agency/Group/Organization Type	Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically Homeless

		Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Lead-Based Paint Strategy Market Analysis Non-Homeless Special Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted the West Metro HOME Consortium directly for the Needs Assessment and Market Analysis sections of this Consolidated Plan regarding HOME coordination and program implementation.
25	Agency/Group/Organization	Advocates
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly People Services-People with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted Advocates via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Advocates champion people who face developmental, mental health, or other life challenges, partnering with individuals and families to shape creative solutions to obstacles. Their services include: addiction recovery, autism services, brain injury, care management, co-response jail diversion, counseling and psychiatry, day and employment services, deaf services, developmental services, elder services, family and caregiver services, mental health recovery, pharmacy services, psychiatric emergency services, residential services, shared living, and youth and family counseling. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. They made recommendations to improve access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
26	Agency/Group/Organization	Framingham Disability Commission
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	The Planning and Community Development Division consulted the Disability Commission via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. The Commission works with City officials, in particular the ADA Coordinator and the Access

	consultation or areas for improved coordination?	Compliance Inspector, to promote the inclusion of people with disabilities in all aspects of community life. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. They made recommendations to improve access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
27	Agency/Group/Organization	Family Promise of MetroWest
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with Children Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted Family Promise of MetroWest via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Family Promise provides safe shelter and support to families experiencing homelessness in MetroWest. Their vision is to build an interfaith community of congregations committed to addressing the issue of family homelessness. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. Family Promise recommended improving access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
28	Agency/Group/Organization	Framingham Public Schools
	Agency/Group/Organization Type	Other - Schools
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Families with Children Homelessness Needs – Unaccompanied Youth Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted Framingham Public Schools via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. School staff recommended improving access to affordable housing for families and how to overcome family discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
29	Agency/Group/Organization	Justice Resource Institute (JRI)
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homelessness Strategy Housing Needs Assessment Market Analysis Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted the Justice Resource Institute via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. JRI is a leader in social justice, with over 100 diverse programs meeting the needs of underserved individuals, families and communities, and delivering targeted services that support the dignity of each person. JRI works in partnership with individuals, families, communities and governments to pursue the social justice inherent in opening doors to opportunity and independence. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. JRI recommended improving access to affordable housing and overcoming discrimination for all types of individuals and families. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
30	Agency/Group/Organization	MetroWest Legal Services
	Agency/Group/Organization Type	Regional Organization Service - Fair Housing Services - Homeless Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development Division consulted MetroWest Legal Services (MWLS) via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. MWLS provides free civil legal aid to low-income people and victims of crime who would be denied justice without their help. Their priority practice areas include: family law, housing, homeless advocacy, government benefits (including social security), education, and elder law and immigration. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. MWLS recommended improving access to affordable housing for all and how to overcome various types of discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
31	Agency/Group/Organization	Jewish Family Services of MetroWest
	Agency/Group/Organization Type	Other - Nonprofit
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Homelessness Strategy Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Jewish Family Services of MetroWest (JFSMW) is a nonprofit, community-based organization dedicated to protecting and providing services to over 5,000 people in need within MetroWest and Greater Boston. Their services include academic support for low income children, nutrition and basic assistance for families, citizenship and immigrant programs, geriatric care management,

		and other support services that enable frail older adults to live independently. The Planning and Community Development Division consulted JFSMW via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. JFSMW recommended access improvements to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.
32	Agency/Group/Organization	Wayside Youth and Family Support Network
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wayside Youth and Family Support Network works with families under significant stress due to mental illness, behavioral problems, addiction issues, and other challenges through mental health counseling and family support services to children, young adults and families. They also support youth who have experienced abuse, neglect and trauma. The Planning and Community Development Division consulted Wayside Youth and Family Support Network via a Fair Housing Survey circulated from January 11, 2020 to January 30, 2020. Respondents mentioned affordable housing needs, groups experiencing fair housing barriers, and housing discrimination. They recommended improving access to affordable housing and how to overcome discrimination. The information exchanged confirmed the need for the CDBG program and offered suggestions for program improvement including coordination, information sharing, and where money should be allocated.

TABLE 4 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Identify any Agency Types not consulted and provide rationale for not consulting.

No agencies with an interest in the AAP were excluded during the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

TABLE 5 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS		
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	DHCD	Goal to end homelessness through the provision of shelter and housing opportunities.
Framingham PHA 5-Year Plan and Annual Plan (2015-2020)	Framingham Housing Authority	The Framingham Housing Authority shares the goal of providing accessible, affordable housing to serve those most in need and to reduce homelessness.
Framingham Open Space Plan and Recreation Plan (2013)	Framingham Community and Economic Development Division	Identification of active and passive recreation and open space improvements, which overlaps

		with health services, public safety, and non-housing community development needs.
Framingham Housing Plan 2007, updated 2014	Framingham Community and Economic Development Division	Addresses the housing need and demand, offering goals and recommendations for affordable housing production and overcoming barriers.
Southeast Framingham Brownfield Plan (2016)	Framingham Community and Economic Development Division	Identifies development and community revitalization opportunities for Southeast Framingham, an area that is considered LMI.
Neighborhood Revitalization Strategy Area Plan (2012)	Framingham Community and Economic Development Division	Identifies revitalization opportunities within the NRSA (South Framingham), an area that is considered LMI. Housing and non-housing needs, land use, community development, and economic development goals established.
Downtown Framingham Transit Oriented Development Action Plan (2015)	Framingham Community and Economic Development Division	Creates goals to assist local businesses and promote job creation and walkability Citywide. Offers alternative transportation options and future recommendations.
FY2019 to FY2024 Capital Improvement Plan	City of Framingham	Develop long-term strategies and goals for public facilities, municipal building, and infrastructure improvements, including accessibility improvements.
2018 Business Climate Survey	Downtown Framingham Inc. and Downtown Framingham Business Coalition	Job creation, training, and economic development goals identified via a survey in the Downtown.
Downtown Framingham Inc. 2019 Annual Report	Downtown Framingham Inc.	Job creation, workforce training, and economic development goals established in Downtown Framingham.
Economic Development Strategy; Phase 1 (2019)	Framingham Planning Board	Job creation, workforce training, and economic development goals and strategies established for the City of Framingham.
Community Resilience Building Workshop Summary of Findings (2019)	City of Framingham	Informed the hazard mitigation section of the market analysis and developed goals based on community feedback. Data within the plan was used for goals pertaining to public facility, public infrastructure improvements, housing, and economic development.
Framingham Multiple Hazard Mitigation Plan 2017 Update	The Multiple Hazard Mitigation Plan Working Group	Informed the hazard mitigation section of the market analysis and developed goals based on findings. Data within the plan was used for goals pertaining to public facility, public infrastructure improvements, housing, and economic development.
Golden Triangle Planning Study (2018)	City of Framingham and Town of Natick	Informed data-driven recommendations in the Golden Triangle study area. Offered solutions and assessed economic problems, allowing to plan for the area's future and set goals.
Framingham Master Plan Part 2: Master Land Use Plan 2012, update 2014	City of Framingham	Policy initiatives, recommendations, and goals for housing, land use, economic development, public facilities, services, and infrastructure.

Consolidated Plan (2020-2025)	West Metro HOME Consortium	Goals for affordable housing preservation, maintenance, and growth. Point of reference to understand changes in housing and in provision of public services to address critical needs. The plan also contains data to use for understanding trends.
Annual Action Plan (2020)	City of Framingham	Goals for housing/homelessness needs, non-housing needs, and non-housing community development needs. Point of reference to understand changes in housing and in provision of public services. The plan also contains data to use for understanding trends.
Consolidated Plan (2016-2020)	Framingham Community and Economic Development Division	Goals for housing/homelessness needs, non-housing needs, and non-housing community development needs. Point of reference to understand changes in housing and in provision of public services. The plan also contains data to use for understanding trends.
Nevins Market Feasibility Study (2009)	City of Framingham and the Framingham Downtown Renaissance	Informed data-driven recommendations for Nevins Hall. Offered solutions and assessed economic problems, allowing to plan for the future.
Framingham Complete Streets Policy (2015)	Framingham Board of Selectmen	Creates goals to assist the local economy and businesses. Goals include promoting job creation, walkability, and Citywide vitality through alternative transit. Offers alternative transportation options and future recommendations.
Framingham Bike and Pedestrian Plan (2017)	Framingham Community and Economic Development Division	Goals include promoting walkability and Citywide vitality and health through alternative transit. Offers alternative transportation options and future recommendations.
Green Infrastructure for Framingham, Massachusetts: Greenway Planning and Cultural Landscape Design (2015)	Framingham Community and Economic Development Division	A study of a comprehensive greenway network that combines natural, recreational, historic, cultural, and community/economic resources. Goals align with housing and non-housing community development needs.

TABLE 6 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Narrative

Consolidated Plans involve cooperation with multiple organizations to determine opportunities for CDBG funding. Studies commissioned by the City containing evaluations of housing, facility/infrastructure, economic development, social services, and other local/regional initiatives provided information for this Plan. These plans are outlined in detail in Table 3.

The City is a member of the WestMetro HOME Consortium that includes 12 other cities and towns. It is also in the Balance of State Continuum of Care for homelessness with 75 other municipalities. CD consulted with its WestMetro Home Consortium, CoC partners, City committees, boards and commissions, as well as housing and other public service providers during the preparation of this AAP. It is important that the City works collaboratively to seek out local and state match opportunities to

forward housing and community development initiatives, as CDBG funding alone is not enough to cover the cost of large-scale projects. As an Entitlement Grantee, Framingham must adhere to specific performance measures and timely expenditure of funds set by HUD. Roles and responsibilities must be clear among partners for well-timed performance and fund expenditures, or beneficiaries can be adversely effected. Backlogs can have compounding effects if not properly managed, diverting attention from other projects.

AP-12 Participation⁹⁹

1. SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION.

See section AP-05, Summary of Citizen Participation Process and Consultation Process for actions taken to broaden Citizen Participation.

Summarize citizen participation process and how it impacted goal-setting.

The Citizen Participation Plan was updated as part of the Consolidated Plan and AAP. The outreach process consisted of consultations via ten focus group sessions, a public meeting hosted by the Planning and Community Development Division (December 5, 2019), a Fair Housing survey (from January 11, 2020 to January 30, 2020), fair housing focus group questions, a public hearing on the draft on July 7, 2020, and a public comment period to review the draft and incorporate additional comments. The Department of Planning and Community Development (PCD) hosted the public meeting on December 5, 2019 in the Blumer Room of City Hall, focusing on housing, economic development, public facility, and public service needs of Framingham's low-income residents. The Department also hosted the public hearing on the draft Consolidated Plan and PY2021 AAP on July 7, 2020 via Zoom. Advertisements in the MetroWest Daily News provided advanced notice of every hearing. The City posted all public meeting notices on the City website. Table 4 outlines the public comments received during the focus group sessions, during the public meeting, and during the public comment period. Important information gathered through the consultation process is also outlined in PR-10. The City published notices in Spanish and Portuguese for the COVID-19 Rapid Release Fund participation process. With prior notice, translation services for those whom English is their second language would be provided.

The Public Notice soliciting comments on the 2021-2025 Consolidated Plan and PY2021 Annual Action Plan draft was published in June 2020. The public hearing on the draft was held on July 7, 2020 due to COVID-19, and the public comment period following between July 8 and July 14, 2020. The City posted a link to the Plan on their website for five days for the open comment period. The City also worked with stakeholders encouraging participation of all including minorities, non-English speaking minorities, and people with disabilities.

⁹⁹ 91.401, 91.105, 91.200(c).

2. CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting: Focus Groups	Minorities Non-targeted/broad community People with Disabilities Residents of Public and Assisted Housing	The Planning and Community Development Division hosted a series of 5 focus group sessions on December 4, 2019 at Framingham City Hall in Conference Room One. The meetings covered the following topics in respective order: City services (1 attendee), public facilities/public infrastructure (4 attendees), public services (2 attendees), and housing and public services (4 attendees). Barrett Planning Group (the Consolidated Plan consultant) conducted the meetings. The consultant explained needs/priorities of the Plan and prompted attendees with questions in specific topics.	Attendees provided comments and answered questions about the following: economic development, public facilities/public infrastructure, public services, health services, and housing. Participants made suggestions for improvements, discussed achievements, described specific trends in Framingham, highlighted challenges, and addressed priorities for LMI residents. The consultant electronically sent two sets of public services questions to individuals who could not attend in-person.	None.	X
2	Public Meeting: Focus Groups	Minorities Non-targeted/broad community People with Disabilities Residents of Public and Assisted Housing	The Planning and Community Development Division hosted a series of 5 focus group sessions on December 5, 2019 at Framingham City Hall in Conference Room One. The meetings covered the following topics in respective order: health services (1 attendee), housing (4 attendees), public services and housing (1 attendee), community development (1 attendee), and economic	Attendees provided comments and answered questions about the following: economic development, public facilities/public infrastructure, public services, health services, and housing. Participants made suggestions for improvements, discussed achievements in their fields, described specific trends in Framingham, highlighted challenges, and	None.	X

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			development (3 attendees). Barrett Planning Group (the Consolidated Plan consultant) conducted the meetings. The consultant explained needs/priorities of the Plan and prompted attendees with questions in specific topics.	addressed priorities for LMI residents. There were no responses submitted electronically.		
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish and Portuguese. Non-targeted/broad community	The MetroWest Daily News publication has is the largest regional newspaper. A five-day notice for public comment of the draft Consolidated Plan and AAP was noted.	No comments were received.	None.	X
4	Public Meeting	Minorities Non-targeted/broad community People with Disabilities Residents of Public and Assisted Housing	Five members of the public attended the public hearing on the 2021-2025 Consolidated Plan and PY2021 AAP. Two Community Development staff also attended. The meeting was held on December 5, 2019 at Framingham City Hall in the Blumer Room. The Planning and Community Development Division explained the Plan and eligible activities. The consultant and City staff addressed questions and recorded attendee feedback.	Attendees provided comments and answered general questions about the following topics: housing, economic development, social services, and public facilities. Participants made suggestions for improvements and where they believe funding should be allocated.	None.	X
5	Fair Housing Survey	Minorities	A total of 12 people completed the online fair housing survey between	Respondents addressed fair housing concerns. Questions	None.	X

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Non-targeted/broad community People with Disabilities Residents of Public and Assisted Housing	January 11, 2020 to January 30, 2020. The Planning and Community Development Division sent the survey to housing and social services professionals in the City and region with institutional knowledge of housing barriers and of fair housing policies and practices. These individuals/organizations have experience working with clients who have been discriminated against/filed a discrimination complaint.	specifically covered unmet housing need, housing discrimination, challenges for low-income individuals, and issues when finding housing. Participants also answered basic demographic questions.		
6	Other: Fair Housing Focus Group Questions	Minorities Non-targeted/broad community People with Disabilities Residents of Public and Assisted Housing	A total of 5 people electronically completed the fair housing focus group questionnaire in early February 2020. The Planning and Community Development Division sent the questionnaire to ten housing and social services professionals in the City/region with institutional knowledge of housing barriers and of fair housing policies and practices. These individuals indicated their willingness to participate in a fair housing focus group during completion of the Fair Housing Survey. Due to scheduling issues, it was decided that the questions be distributed and returned electronically.	Respondents addressed fair housing concerns. Questions specifically covered unmet housing need, housing discrimination, LMI challenges, education barriers for low-income individuals, issues when finding housing, and municipal policies.	None.	X

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>People with Disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>Members of the public attended the public hearing on the 2021-2025 Consolidated Plan and PY2021 AAP drafts on July 7, 2020. Community Development staff also attended. The meeting was held via Zoom due to the COVID-19 pandemic. The Planning and Community Development Division explained the draft Plan. The consultant and City staff addressed questions and recorded attendee feedback.</p>	Attendees asked questions regarding specifics of the Consolidated Plan and the next five years. Participants made suggestions where applicable.	None.	X
TABLE 4 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS						

AP-15 Expected Resources¹⁰⁰

INTRODUCTION

The CD Department plans to expend funds in the areas of economic development, public facilities, administration, public services, and housing rehabilitation - including code enforcement during PY2021. Staff monitor federal, state and local opportunities that bring resources into the community, including Opportunity Zone (OZ) and Housing Choice designation requests. These resources provide vital economic development opportunities in the Downtown by creating new revenue streams to leverage against CDBG. The City also approves applications for tax credits from developers.

Framingham uses its CDBG allocation to address identified needs, leveraging private, state and local municipal funds to accomplish this goal. HOME funds – distributed through the WestMetro Consortium – are a common leveraging tool. Program income from past Housing Rehabilitation loans have been satisfied with a combination of CDBG and HOME funds. Collected program income increases HUD allocations and further facilitates the Department's work. CDBG loan repayments supplement the Housing Rehabilitation's budget line item, while HOME loan repayments augment the budget for all planned HOME projects.

The CD Department leverages municipal general pool funding for the salaries of staff administering the programs. As part of their work, staff evaluate and process grant applications received for CDBG funding. Approximately \$6 million in external funds were leveraged against CDBG funding according to recent applications. Examples of CDBG funding used for staff salaries include: the Department of Inspectional Services and the Public Health Department using CDBG funds for code enforcement and City funds for salaries, the Police and Fire Departments drawing from various funding sources to for the salaries of participating staff, Parks and Recreation paying staff from its budget for projects not covered by CDBG, and Downtown Framingham, Inc. (DFI) using operational funds for commercial revitalization work. DFI also hosts a number of fundraisers and events to generate interest and leverage funding; they received a \$75,000 state budget appropriation for fiscal year 2020.

¹⁰⁰ 91.420(b), 91.220(c)(1,2).

ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Rehabilitation Public Facilities Public Services	\$542,619	\$40,787	X	\$583,406	\$0	Funds are expected to be allocated from annual allocation as follows: Housing Rehabilitation \$170,787.00; Code Enforcement: \$136,000.00; Public Services (15%): \$90,346.00; Downtown Improvements: \$77,749.00 Administration (20%): \$108,524.00

TABLE 24 - EXPECTED RESOURCES – PRIORITY TABLE

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Framingham's CDBG funds are usually matched with private, state and local resources to make activities possible, this is particularly true concerning public services and their 15 percent cap. Recipients of CDBG funds must demonstrate funding leverage through the request process. An example of fund leveraging is the CDBG Sign and Façade improvement program, which reimburses businesses or property owners a portion of the total cost. The Housing Rehabilitation Assistance Program often leverages MassHousing's "Get the Lead Out" funds when lead remediation is required in housing projects. The Department of Planning and Community Development also leverages staff administrative and activity delivery costs against municipal general pool funding to support service delivery. Public Facilities improvement costs often exceed the total cost, causing a reliance on local/state capital funds to complete projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City does not plan to use publicly owned land or property to address needs identified in this Consolidated Plan.

Discussion

Framingham actively seeks opportunities to leverage local and state funding with federal CDBG funds for the preservation of affordable housing, improvement of social services, public infrastructure/facility upgrades, and for assistance to businesses and labor force training. It has proven very difficult in the past years to expand programming due to the City's small CDBG allocation.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives¹⁰¹

GOALS SUMMARY INFORMATION¹⁰²

Specific project goals over the upcoming program year as noted by the CD Department include:

Housing Rehabilitation – Conducting routine and emergency work that rehabilitates the aging housing stock, therefore addressing the health and safety of residents.

Public Services – Investing in a variety of City and nonprofit public service programs, giving priority to activities that prepare youth and adults in job readiness and educational success.

Downtown Improvements/Economic Development – Supporting workforce and asset development by improving and enhancing the appearance of businesses.

Code Enforcement – Engaging residents for the common purpose of neighborhood improvements and upkeep.

¹⁰¹ 91.420, 91.220(c)(3)&(e).

¹⁰² HUD is aware of COVID-19 Rapid Response funding usage and rollover funding expenses by the City of Framingham due to their filing of an amendment to the Fiscal Year 2020 Annual Action Plan. The amendment involved a substantial Citizen Participation Process. Because of this, it is not a recorded annual goal or objective. Further details are available upon request to the Community Development Coordinator.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development/ Downtown Improvements	2020	2021	Non-Housing Community Development	Jurisdiction	Economic Development	CDBG: \$77,749	Facade treatment/business building rehabilitation: 5-7 businesses Business technical assistance: 250 businesses assisted
2	Housing Rehabilitation	2020	2021	Affordable Housing Non-Housing Community Development	Jurisdiction	Housing Rehabilitation	CDBG: \$170,787	Homeowner housing rehabilitated: 4-7 households Health and housing code enforcement/Foreclosed property care: 50 household units
3	Code Enforcement	2020	2021	Affordable Housing Non-Housing Community Development	Jurisdiction	Housing Rehabilitation	CDBG: \$136,000	Health and housing code enforcement/Foreclosed property care: 350 household units
4	Administration/ Planning	2020	2021	Administration	Jurisdiction	N/A	CDBG: \$108,524	Program administration that equitably allocates funding to the benefit of low and moderate-income residents

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2021	2022	Non-Housing Community Development	Jurisdiction	Public Services	CDBG: \$90,346	Public service activities to address low/moderate income housing benefit: 350 households assisted

TABLE 25 – GOALS SUMMARY

Goal Descriptions

1	Goal Name	Economic Development
	Goal Description	Enhance the quality of life for low- and moderate-income people by improving economic conditions for small businesses in Downtown Framingham. Upgrade the business district, expand economic opportunities for residents and improve community appearance and livability.
2	Goal Name	Code Enforcement
	Goal Description	Arrest deterioration in the City's existing housing stock and stabilize residential neighborhoods by assisting property owners. Enhance living conditions. Improve community appearance and livability.
3	Goal Name	Administration/Planning
	Goal Description	Administer and manage the CDBG program.
4	Goal Name	Public Services
	Goal Description	Improve the quality of life for low and moderate-income people by subsidizing with CDBG funding the provision of public services.
5	Goal Name	Housing Rehabilitation
	Goal Description	Arrest deterioration in the City's existing housing stock and stabilize residential neighborhoods by assisting property owners. Enhance living conditions. Improve community appearance and livability.

AP-35 Projects¹⁰³

INTRODUCTION

The following projects reflect goals and priorities outlined in the 2021-2025 Consolidated Plan for Housing Rehabilitation/Code Enforcement, Public Services, Downtown Improvements/Economic Development, with the edition of emergency response efforts due to the COVID-19 Pandemic.¹⁰⁴

#	Project Name
1	Economic Development/Downtown Improvements
2	Housing Rehabilitation
3	Code Enforcement
4	Administration/Planning
5	Public Services

TABLE 26 – PROJECT INFORMATION

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

CD Department staff prioritize those allocations that address underserved needs. Projects are analyzed and chosen contingent upon meeting the overarching goals and objectives set in the Consolidated Plan. The Citizen Participation Process, department meetings, consultation with the CDBG Program Manager, and data collected during the Needs Assessment and Market Analysis are the basis of allocation priorities. LMI households, special needs populations, and those who are homeless/at risk of homelessness are disproportionately in need of CDBG activities, so projects supporting them are prioritized.

There have been several issues when trying to address the underserved in the region, including lack of alternative funding sources, the high cost of land development and property, and municipal policies. The following projects offer faster solutions to improve the housing supply, support businesses, and serve LMI populations, because they have the capacity to deliver and have a history with the program.

Administration for the CDBG program requires up to a 20 percent portion of the total allocation. This portion covers the management and regulatory costs of the program.

¹⁰³ 91.420, 91.220(d).

¹⁰⁴ HUD is aware of COVID-19 Rapid Response funding usage and rollover funding expenses by the City of Framingham due to their filing of an amendment to the Fiscal Year 2020 Annual Action Plan. The amendment involved a substantial Citizen Participation Process. Because of this, it is not a recorded project. Further details are available upon request to the Community Development Coordinator.

AP-38 Project Summary

PROJECT SUMMARY INFORMATION¹⁰⁵

Public Services:

- **Brazilian American Center (BRACE):** provides a low-cost English-as-a-Second Language program according to the needs of beneficiaries.
- **Framingham Adult ESL Program:** Framingham Adult ESL Plus has free English-as-a-Second Language classes, training, and development for adults (ages 18 - 85) who are limited English speakers. The program is to facilitate their integration into the community.
- **Circle of Hope – Support for Homeless Families in Framingham:** maintains a partnership with the Clinton House Family Shelter and Pearl Street Family Shelter to provide homeless individuals clothing and necessities in order to preserve and enhance overall health and personal dignity.
- **Community Connections/Framingham Coalition summer Work Program:** delivers a summer work program that employs 30 teens (ages 14 to 17) who are from low- to moderate-income Framingham households.
- **Fresh Start Furniture Bank:** offers free furniture and home goods to people in need.
- **HOPE (Healthy Options for Progress Through Education):** is an on-site community-based program geared towards 14-21 year-old youths residing at the Pelham Apartments and surrounding neighborhoods.
- **Hoops and Homework:** operates two supervised sites for after school, educational and recreational programs for children who live at Cochituate Homes (Interfaith Terrace) and the Carlson/Pusan Public Housing complexes.
- **Literacy Unlimited:** teaches basic reading, writing, and computational skills to illiterate and learning-disabled adults on a one-to-one basis and in groups.
- **Massachusetts Alliance of Portuguese Speakers:** serves mostly low-income residents transitioning Portuguese speakers so they become more self-sufficient.
- **Pearl Street Cupboard and Café:** improves quality of life and connects families and individuals in need of essential services and resources through hunger relief.

¹⁰⁵ HUD is aware of COVID-19 Rapid Response funding usage and rollover funding expenses by the City of Framingham due to their filing of an amendment to the Fiscal Year 2020 Annual Action Plan. The amendment involved a substantial Citizen Participation Process. Because of this, it is not a recorded project. Further details are available upon request to the Community Development Coordinator.

Housing Rehabilitation/Code Enforcement:

- **Housing Rehabilitation Assistance Program (HRAP):** provides deferred, no-interest loans to repair code violations, improve energy efficiency and enhance ADA-accessibility in owner-occupied homes.
- **Code Enforcement:** uses CDBG funds to pay for housing inspections in targeted low/moderate-income neighborhoods, conducted in conjunction with Inspectional Services and the Public Health Department. The City of Framingham's Health Department is currently seeking a Public Health Inspector using FY2021 CDBG funds. More details on this position can be found in Appendix IX.

Economic Development/Downtown Improvements:

- **Downtown Commercial Sign and Facade Program:** provides capital for partial rebates to help small businesses located in the Framingham Commercial District to install new signage and improve building facades.
- **Downtown Framingham, Inc.:** the CDBG Technical Assistance Program targets the business district and surrounding residential neighborhoods, where 66 percent of residents have low or moderate incomes.

1	Project Name	Public Services
	Target Area	Local Target Area
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$90,346
	Description	Improve the quality of life for low and moderate-income people by subsidizing with CDBG funding the provision of public services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Public services will provide assistance to approximately 350 low- and moderate-income households in Framingham.
	Location Description	The target area is South Framingham.
	Planned Activities	CDBG funds will be spent on services to address hunger, after school programs, adult ESL and literacy, small business development, summer jobs for youth and essential services to homeless families.
2	Project Name	Administration/Planning
	Target Area	Jurisdiction
	Goals Supported	Acquisition Economic Development/Downtown Improvements Housing Rehabilitation Public Facilities Public Services
	Needs Addressed	N/A

	Funding	CDBG: \$108,524
	Description	To administer the CDBG program effectively and equitably, ensuring that all members of the community can participate in or benefit from program activities
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be spent on public services, public facilities, Downtown improvements, and housing rehabilitation/code enforcement.
	Location Description	The City will expend funds to services that cater to low- and moderate- income households and address the goals of the Consolidated plan and the AAP.
	Planned Activities	The funds are for the administration and planning costs of the CDBG program only. No more than 20 percent of the grant allocation and program income earned can be allocated for administration.
3	Project Name	Housing Rehabilitation
	Target Area	Jurisdiction
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$170,787
	Description	In program year 2021, the Housing Rehabilitation Assistance Program (HRAP) will provide deferred, no interest loans to repair code violations, improve energy efficiency and enhance ADA accessibility in 4-7 households with lower-incomes. Both CDBG and HOME funds will be used for loan capital to eligible owners, in any area of the City address emergency repair needs, such as heating system and roofing problems. Rehabilitation funds will be loaned to eligible homeowners and multi-family residences in low-income target neighborhoods to fix code violations and improve exterior appearances.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 4-7 low- and moderate- income Framingham households will be assisted with CDBG HRAP funds, and 50 units will be assisted via health and housing code enforcement and foreclosed property care programs.
	Location Description	HRAP will provide financial assistance to income eligible homeowners City-wide.
	Planned Activities	Activities will include, but not limited to roof replacements, emergency repairs, weatherization, and ADA-accessibility.
4	Project Name	Code Enforcement
	Target Area	Local Target Area
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$136,000

	Description	The City will use CDBG funds to pay for housing inspections in targeted low/moderate-income (LM) neighborhoods. Housing code violations will be required to be corrected by the property owners, in partnership with the HRAP. This program works in coordination with the Code Enforcement Task Force, an inter-departmental team, which conducts monthly neighborhood site visits of the neighborhoods to develop solutions and improvements from a holistic, interdisciplinary approach. Please note that \$70,000 is allocated for Inspectional Services and \$60,000 is allocated for Public Health Department Inspections.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 350 household units will benefit from the activity via health and housing code enforcement and foreclosed property care.
	Location Description	The target area will be South Framingham.
	Planned Activities	A task force comprising of various City departments conduct walkthroughs within qualified census tracts in South Framingham to address code violations contributing to neighborhood blight.
5	Project Name	Economic Development/Downtown Improvements
	Target Area	Local Target Area
	Goals Supported	Economic Development/Downtown Improvements
	Needs Addressed	Economic Development
	Funding	CDBG: \$77,749
	Description	Enhance the quality of life for low- and moderate-income people by improving economic conditions for small businesses in Downtown Framingham. Upgrade the business district, expand economic opportunities for residents and improve community appearance and livability.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The impact of CDBG funds into Downtown improvements and economic development activities will be on 5-7 businesses via facade treatment and business building rehabilitation and on 250 businesses via technical assistance.
	Location Description	South Framingham is the target area.
	Planned Activities	CDBG funds will be used to assist Downtown Framingham, Inc. to provide technical assistance to small businesses located within the Downtown commercial business district and South Framingham, sign and facade improvement to businesses located within this district. All of these businesses target low- and moderate- income residents.

AP-50 Geographic Distribution¹⁰⁶

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City expends most CDBG funds in areas with highest concentrations LMI residents. For the housing rehabilitation program, each client must be income eligible or earning 80 percent or less of area-median income. Please see Appendix I for an LMI population map by census tracts.

GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Southeast Framingham Neighborhood	33.33%
Downtown Framingham	33.33%
Census Tract Greater than 51% Low Mod	33.33%

TABLE 27 - GEOGRAPHIC DISTRIBUTION

Rationale for the priorities for allocating investments geographically.

Boundary Lines: Southeast Framingham Neighborhood

- North Boundary: Mass Bay Transit Authority (MBTA) Railroad Tracks
- East Boundary: Natick/Framingham Line
- Southeast Boundary: Sherborn Line
- West/Southwest Boundary: Bishop/Blandin Avenue with Route 135/Waverly Street, New Haven/Hartford/New York Railroad track to Sherborn Line
- Census Tracts and Blocks: 383102.1, 383102.2, 382101.1

Approximate concentration of low and moderate income: 80%

Needs: Neighborhood stabilization and housing improvement, improved landscaping and street scape, improved pedestrian/bicycle access, access to public assets, elementary school, access to financial, medical pharmacies and fresh and healthy foods, limited access to public transportation, employment opportunities, lack of wayfinding signage, handicapped accessible sidewalks, public services, improved streets and sidewalks, accessible sidewalks, storefront improvements, and affordable housing.

Major Assets: Major Assets include Mary Dennison Park, Beaver Dam Brook, walkability to the Downtown and the commuter rail, and access to certain services for LMI, minority, ESL, and other underserved groups. The City can capitalize on what is in the area's proximity and improve current programming in this respect.

¹⁰⁶ 91.420, 91.220(f).

Characteristics: Rental housing is the most common housing type, with older units and a higher likelihood of units in disrepair due to higher turnover, absentee landlords, and lower tenant incomes. Older housing is at higher risk of lead-based paint. Overcrowding, physical deterioration, receivership properties, and foreclosed properties are also more likely. Abandoned/blighted properties are due in large part to the difference between incomes and costs of living/rent. The majority of these tracts have been targeted for economic revitalization efforts. Many tracts are within walking distance to the Downtown, the commuter rail, and or other major transportation routes. A portion of the tracts are within the two federal Opportunity Zones and are part of the NRSA. There are also brownfields located in the target area. Certain tracts meet the definition of an Environmental Justice neighborhood.

CDBG Projects: Public Services, Code Enforcement, Facade Improvements, Housing Rehabilitation, Economic Development, COVID-19 Rapid Response Fund.

Boundary Lines: Downtown Framingham district

- The area along Rte. 126 and Rte. 135 within Census Tracts 3833, 3834, 3831.02, and 3831.01

Approximate concentration of low and moderate income: 73%

Needs: Dilapidated and vacant storefronts, safety concerns, technical assistance for small businesses, employment opportunities, neighborhood stabilization and housing improvement, parking improvements, pedestrian bicycle access, public services, employment opportunities, affordable housing, lack of wayfinding signage, workforce development, and improved access for people with disabilities.

Major Assets: Major assets include access to public transportation, Memorial Hall, the Public Library, the Boys and Girls Club, the Police Station, and multi-cultural businesses. The City can capitalize on what is in the area's proximity and improve current programming in this respect.

Characteristics: Rental housing is the most common housing type, with older units and a higher likelihood of units in disrepair due to higher turnover, absentee landlords, and lower tenant incomes. Older housing is at higher risk of lead-based paint. Physical deterioration, receivership properties, foreclosed properties, and vacancy are also more likely. Abandoned/blighted properties are due in large part to the difference between incomes and rent, as well as absentee landlords. The majority of these tracts have been targeted for economic revitalization efforts and have representative body to advocate for their needs. Many tracts are accessible to goods and services including new housing units, the commuter rail, and other major transportation routes. The tracts are near the two federal Opportunity Zones, the NRSA, and the Southeast Framingham neighborhood.

CDBG Projects: Public Services, Code Enforcement, Facade Improvements, Housing Rehabilitation, Economic Development, COVID-19 Rapid Response Fund.

Boundary Lines and approximate concentration of low and moderate income: Census Tract Greater than 51% Low Mod:

- CDBG Grantee information available from HUD stated that the City of Framingham as a whole is experiencing a 44.39 LMI percentage rate. HUD's LMI Area Data based on 2011-2015 ACS estimates stated that following census tracts are greater than 51 percent LMI:
 - Tract 3831.01 Block Group 1 – 79.53% LMI, Block Group 2 – 72.36%
 - Tract 3831.02 Block Group 1 – 86.48% LMI, Block Group 2- 80.39% LMI
 - Tract 3832 Block Group 1 – 75.23% LMI, Block Group 3 – 81.19% LMI
 - Tract 3833 Block Group 1 – 85.02% LMI
 - Tract 3834 Block Group 1 – 52.58%, Block Group 2 - 58.11% LMI, Block Group 3 – 71.37% LMI
 - Tract 3835.01 Block Group 2 – 79.53% LMI
 - Tract 3836 Block Group 2 – 74.12% LMI
 - Tract 3837 Block Group 3 - 55.09% LMI
 - Tract 3840.02 Block Group 1 – 53.07% LMI

Needs: Housing Rehabilitation, Public Facilities, Economic Development and Public Services.

Major Assets: Public Service activities for LMI housing benefit, business technical assistance façade treatment, infrastructure activities, housing rehabilitation, code enforcement, and foreclosed property care.

Characteristics: Rental housing is the most common housing type, with older units and a higher likelihood of units in disrepair due to higher turnover, absentee landlords, and lower tenant incomes. Older housing is at higher risk of lead-based paint. Overcrowding, physical deterioration, receivership properties, and foreclosed properties are also more likely. Abandoned/blighted properties are due in large part to the difference between incomes and costs of living/rent. The majority of these tracts have been targeted for economic revitalization efforts. Many tracts are within walking distance to the Downtown, the commuter rail, and or other major transportation routes. A portion of the tracts are within the two federal Opportunity Zones and are part of the NRSA.

CDBG Projects: Public Services, Code Enforcement, Facade Improvements, Housing Rehabilitation, Economic Development, COVID-19 Rapid Response Fund.

Discussion

The City actively works to represent everyone equally, but designates these areas as geographic priorities because of their demographics and household traits. Each of these areas were consulted regularly throughout this Consolidated Plan and AAP process.

AP-85 Other Actions¹⁰⁷

INTRODUCTION

The City of Framingham is working continuously to serve low- and moderate-income populations and develop strategies to address their needs. Common obstacles are funding, expenses associated with development, limited land, and legislation. These forces, and others, make it difficult to help residents most in need, revitalize the neighborhoods, and improve quality of life. Framingham continues to work toward its stated goals using strategies and projects outlined in this AAP.

Actions planned to address obstacles to meeting underserved needs.

Plans to address obstacles to meeting underserved needs include:

1. Encourage local housing providers to cross-refer and enroll their clients in self-improvement programs (education, employment, training and economic empowerment/development initiatives) by:
 - a. Formulating immediate policy regarding CDBG assisted activities, giving preference to the enrollment of housing program clients (rental assistance recipient, transitional housing residents, shelter residents) in CDBG supported educational /training/employment generating activities.
 - b. Study and devise an eventual policy and requirement that affordable housing developers cross enroll clients in improvement activities and related supportive services as a condition of receiving Consolidated Plan consistency certification.
2. Analyze practical ways City services and resources can be directed to help reverse the effects of poverty through:
 - a. Development of an inventory of municipal services that impact and improve the quality of life of poor people as well as chances for self-advancement and self-sufficiency
 - b. Convening of a task force of key leaders to examine the feasibility for policy change.
 - c. Creating a strategy, campaign, and timetable for bringing about practical, incremental change.
 - d. Strengthen interagency initiatives that foster opportunities for housing and economic development.

Actions planned to foster and maintain affordable housing.

The greatest obstacle to meeting Framingham's underserved housing needs continues to be the availability of developable land and money for creating new affordable housing for LMI households. The ability to preserve and create housing to meet the need depends on available land and buildings, funding/financial resources, public awareness, political will, organizational resources, laws, regulations, policies, and programs. Each of these have fluctuated in Framingham in recent years. The City will continue to engage its experienced housing staff in addressing these barriers. The City will also continue to support the FHA and SMOC's (the City's Community Housing Development Organization (CHDO)) range of housing and supportive services for local clients where feasible, seeking their expertise in major housing matters. Framingham adheres to the recommendations in its

¹⁰⁷ 91.420, 91.220(k).

Housing Plan and those of its Fair Housing Committee as well, using them as valuable resources in the face of affordable housing obstacles.

Actions planned to reduce lead-based paint hazards.

The Department of Planning and Community Development will continue to work with federal, state, and local agencies to integrate lead paint hazard reduction measures into housing policies and programs, including child welfare agencies. The Department fully implements de-leading procedures and protocols as required and directed by HUD.

Lead paint testing is conducted on each property built prior to 1978 with assistance of federal funds. Risk assessments are completed for all units receiving assistance through the CDBG and HOME programs. If there is a potential lead-based paint hazard, appropriate remedial action is taken as part of the homeowner rehabilitation work and conducted in accordance with federal regulations. A certified contractor is responsible for the remediation procedures. The Community Development office distributes the EPA/HUD “Protect Your Family from Lead in Your Home” pamphlet and provides information to every rehabilitation loan recipient.

Actions planned to reduce the number of poverty-level families.

The City is unceasingly trying to find practical ways for services and resources to help reverse the effects of poverty for families through:

1. Development of an inventory of municipal services that impact and improve the quality of life of poor people as well as chances for self-advancement and self-sufficiency;
 2. Convening of a task force of key leaders to examine the feasibility for policy change; and
 3. Creating a strategy, campaign, and timetable for bringing about practical, incremental change.
- Framingham will continue to pursue a strategy in line with the Consolidated Plan/AAP to reduce the number of households with incomes below the poverty line through actions that include the following:

1. Formulation and implementation of policy regarding preference to housing clients in CDBG funded public service activities;
2. Studying and devising policies contingent upon comprehensive service planning and maximum cross enrollment of housing clients;
3. Initiating inventory of municipal services and policies affecting the poor including such activities as family self-sufficiency programs of Framingham Housing Authority and South Middlesex Opportunity Council (DHCD Regional Rental Assistance Contractor); Head Start (SMOC); and workforce development initiatives;
4. Renewing efforts by the City to enforce provisions of Section 3 of the Community Development Act; and
5. Developing consciousness-raising programs targeted to municipal officials.

Actions planned to develop institutional structure.

1. Framingham continues to work on the following to develop their institutional structure:
 - a. Incorporate citizen participation into departmental planning processes;

- b. Continue to focus on the homelessness forum to discuss solutions to displaced individuals and families;
- c. Establish clear goals in contracts for public service agencies and review them closely at monitoring visits;
- d. Collaborate on public education campaigns that raise awareness about important community concerns;
- e. Continue all current programming and add new partnerships that enhance them;
- f. Partner with organizations focusing on housing for low- and moderate-income households;
- g. Maintain staff involvement on local committees and boards; and

Actions planned to enhance coordination between public and private housing and social service agencies.

Enhanced collaboration between private and public housing and social service agencies will continue to be through identifying openings in CDBG-funded educational programs. A system of preferential enrollment is used in a portion of these slots for clients of rental assistance, emergency shelters, transitional housing and related affordable housing programs. Using this method, focus can be directed to maximizing enrollments. The City maintains a policy requiring affordable housing developers to cross-refer and cross-enroll:

- Convene providers to compile information on supportive services and the educational, training, and advancement components in public/private institutions;
- Circulate this information to providers;
- Devise a statement of assurances and certifications that the provider/developers pledge to adopt for clients that will contractually outline an array of options and sequence of services to follow to achieve self-sufficiency. This is in return for Consolidated Plan consistency certification on behalf of the City.
- Providers of Affordable Rental Housing Assistance programs in Framingham, the Framingham Housing Authority (FHA) and the South Middlesex Opportunity Council (SMOC) operate family Self-Sufficiency programs (FSS).
- The Community Development Department staff encourage all providers of CDBG supported services to inform their clients of available of FSS opportunities.

Discussion

Framingham undertakes activities in coordination with other municipal policies, programs, and expenditures, particularly the federal HOME program. City staff work in tandem with citizens, other municipal departments, and the public and private sectors to reduce poverty, eliminate barriers to affordable housing, diminish LBP hazards, address obstacles to meet the underserved, enhance coordination, and enhance the institutional structure. The City coordinates federal and state funds for LMI individuals and forwards efforts to reduce the number of those in poverty by improving the overall quality of life through CDBG projects.

Program Specific Requirements

AP-90 Program Specific Requirements¹⁰⁸

INTRODUCTION

The City of Framingham's CDBG funds from the U.S. Department of Housing and Urban Development (HUD) finances a series of projects primarily in South Framingham but also support projects that are community wide. For each institutional project, the City enters into a contract with nonprofit agencies or municipal departments. In the case of housing rehabilitation assistance that helps low- and moderate-income homeowners repair their properties in Framingham, those clients also sign an agreement with the City. Below are the key provisions in the promissory notes signed by them. The entire principal shall be forgiven on (determined date) unless one or more of the following shall have occurred:

1. Borrower is no longer the legal owner of the property; or
2. Borrower no longer lives at the property as her primary residence; or
3. Borrower has rented, leased or otherwise allowed other parties to reside at or use the property without the express written consent of the City through the Community Development Department; or
4. Borrower has refinanced underlying mortgages/liens and taken cash out of the property without the express written permission of City.

Upon the occurrence of any of the above events, the principal sum shall immediately become due and payable to the Community Development Department or such other place as the City may designate.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)¹⁰⁹

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed: 0
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan: 0
3. The amount of surplus funds from urban renewal settlements: 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan: 0
5. The amount of income from float-funded activities: 0
6. Total Program Income: 0

OTHER CDBG REQUIREMENTS

¹⁰⁸ 91.420, 91.220(l)(1,2,4).

¹⁰⁹ Reference 24 CFR 91.220(l)(1).

1. The amount of urgent need activities: 30%

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 70.00%

Discussion

Please direct questions and comments to:

Mr. Kevin Shea

Director of Planning and Community Development

150 Concord Street, B3

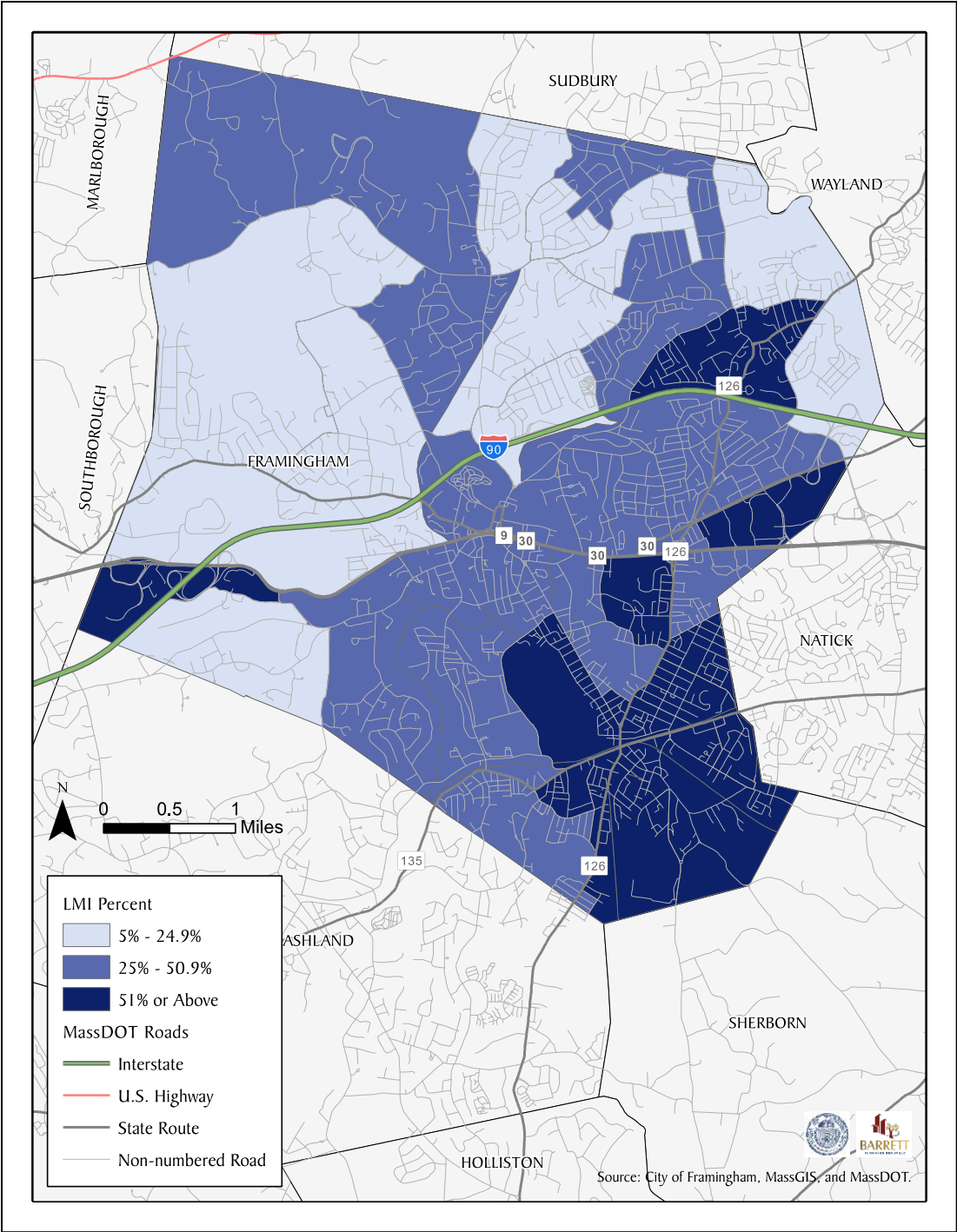
Framingham, MA 01702

Phone: (508)-532-5457

Email: kshea@framinghamma.gov

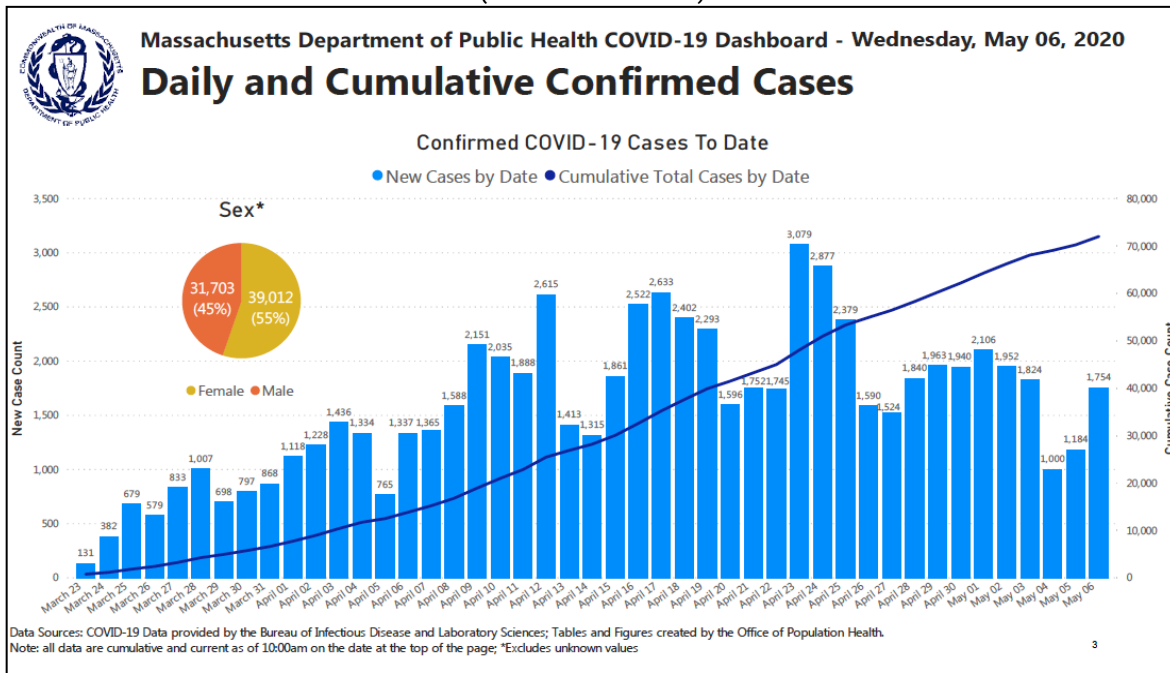
Website: <https://www.framinghamma.gov/103/Community-Economic-Development>

MAP 1 – FRAMINGHAM LMI POPULATIONS BY CENSUS TRACTS

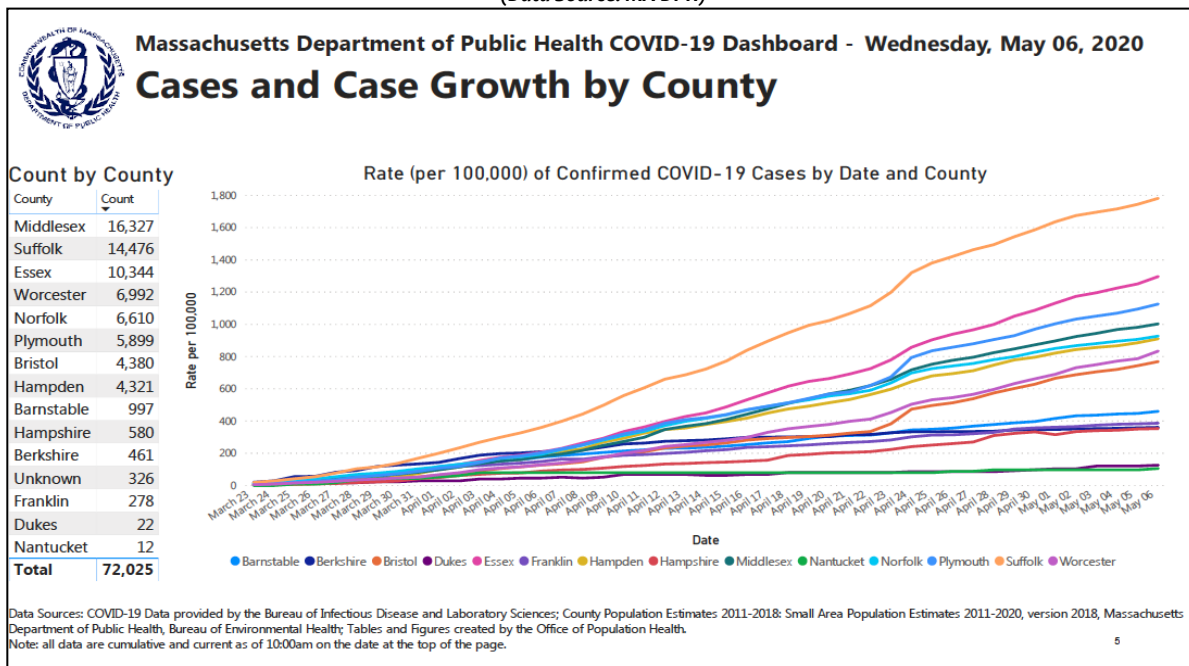


Appendix II – COVID-19 Data

DAILY AND CUMULATIVE CONFIRMED CASES OF COVID-19 (DATA SOURCE: MA DPH)



CASES OF COVID-19 AND CASE GROWTH BY COUNTY (Data Source: MA DPH)

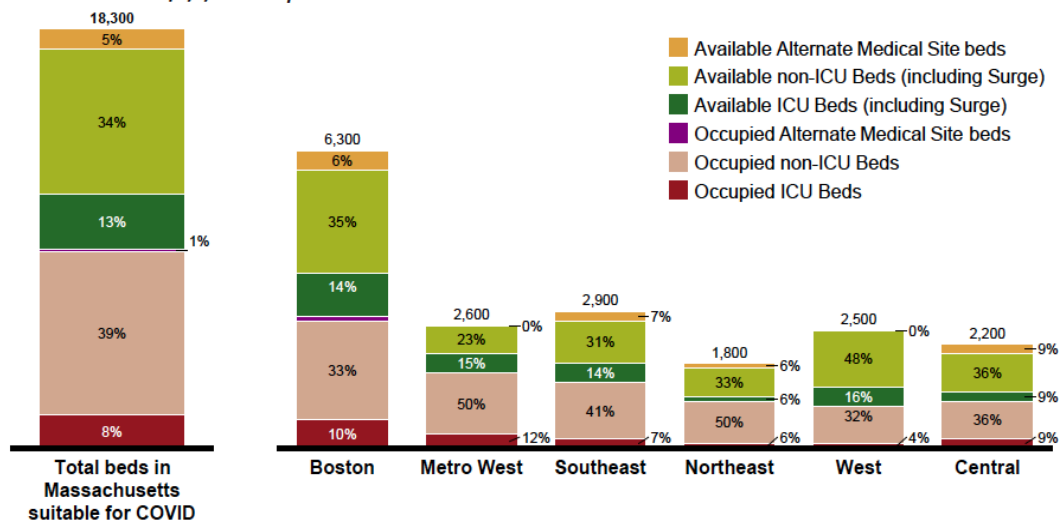


TOTAL HOSPITAL CAPACITY BY REGION (Data Source: MA DPH)



Total Hospital Capacity by Region

Data collected as of 5/5/2020 5:00pm



Occupancy/ availability as reported by hospitals to DPH.

Regions shown represent EOHHS Regions. Note that total bed estimates may change day-to-day due to hospitals updating surge planning. This data includes 4,800 unstaffed surge beds.

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Appendix III – Alternate/Local Data Sources

HAZARD IDENTIFICATION AND ANALYSIS MATRIX

Natural Hazard	Likelihood of Occurrence (Unlikely, Possible, Likely, Highly Likely)*	Location (Local or small, Medium or Regional, Multiple Communities or Larger)	Impacts (Minor, Serious, Extensive, Catastrophic)**	Hazard Index (High, Medium, Low)***
<u>Flood-Related Hazards</u>				
Riverine	Highly likely	Medium or Regional	Extensive	High
Dam Failures	Unlikely	Medium or Regional	Catastrophic	Low
Ice Jams	Likely	Medium or Regional	Extensive	Medium
<u>Wind-Related Hazards</u>				
Thunderstorms	Highly likely	Medium or Regional	Minor	Medium
Hurricanes/Tropical Storms	Likely	Medium or Regional	Serious	Medium
Tornadoes	Possible	Multiple Communities or Larger	Catastrophic	Low
<u>Fire-Related Hazards</u>				
Wildfires	Possible	Local or small	Serious	Low
Urban Fires	Unlikely	Local or small	Serious	Low
<u>Geologic Hazards</u>				
Earthquakes	Possible	Medium or regional	Catastrophic	Medium
Landslides	Unlikely	Local or Small	Serious	Low
Sink Holes	Unlikely	Local or Small	Serious	Low
<u>Winter Storms Related</u>				
Winter Storm	Highly likely	Multiple Communities or Larger	Minor	High
Blizzard	Likely	Multiple Communities or Larger	Serious	Medium
Ice Storm	Likely	Multiple Communities or Larger	Serious	Medium
Nor'easter	Likely	Multiple Communities or Larger	Serious	Medium
<u>Drought</u>	Possible	Multiple Communities or Larger	Minor	Low
<u>Extreme Temperatures</u>	Highly Likely	Multiple Communities or Larger	Serious	Medium
<u>Coastal Erosion</u>	Unlikely	Medium/Regional	Extensive	Low
<u>Tsunami</u>	Unlikely	Medium/Regional	Catastrophic	Low

Appendix IX – Public Health Inspector Documentation

FRAMINGHAM COMMUNITY DEVELOPMENT DEPARTMENT FISCAL YEAR 2021 PROPOSAL FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

The City of Framingham's Community Development Department invites local nonprofit organizations or City departments to submit Community Development Block Grant (CDBG) Program proposals for fiscal year 2021 starting on July 1, 2020, and ending on June 30, 2021. CDBG funds are allocated to the city by the United States Department of Housing and Urban Development (HUD) to impact a wide range of services and programs, principally for low- and moderate-income residents.

CDBG funded activities must meet one of three national objectives:

- (1) Offer a benefit to low- and moderate-income residents
- (2) Prevent or eliminate slum and blight or
- (3) Meet an urgent community need in response to natural disasters or other emergencies

Projects benefiting low and moderate (L/M) income persons are divided into four categories:

- Area Benefit — Responds to the identified needs of L/M income persons residing in an area where at least 51% of the residents are L/M income persons.
- Limited Clientele — Benefits a specific group of people (rather than all the residents in a particular area) at least 51% of whom are L/M persons.
- Housing — Adds or improves permanent, residential structures that will be occupied by L/M income households upon completion.
- Job Creation or Retention — Creates or retains permanent jobs at least 51% of which are either filled or available to L/M income persons.

Who is funded by the CDBG program?

- Nonprofits
- City departments

A selection committee will review all public service proposals while staff will evaluate all others for compliance with minimum requirements and make funding recommendations for approval by the board of selectmen and City meeting. (Please note that most of the ten public service agencies funded in fiscal year 2020 were awarded \$5,000 on average.) Eligibility criteria include, but are not limited to, compliance with federal eligibility standards; overall benefit to low- and moderate-income persons; how such benefits will be measured/reported; project goals; need for the proposed activity; and how the proposed project is unique, complementing and not duplicating existing services. The experience and capability of applicants to provide proposed activities, documentation of support for the project, and availability of matching funds for the activity will also be considered.

The Community Development Department and the City reserve the right to reject any proposals that are incomplete and unresponsive to the information requested in the proposal package. They reserve the right to recommend or reject any proposal, in whole or in part, determined not to be in the interest of the Community Development Program. Note that CDBG funds must be used conforming to applicable City, state and federal laws that include procurement policies, equal employment opportunity/Section 3 requirements, anti-kickback rules, Davis-Bacon Act (prevailing wages for construction projects in excess of \$2,000 or housing of eight units or more), bonding and insurance regulations, and environmental requirements. For any questions, contact the Community Development Department at (508) 532-5457 or nsaj@framinghamma.gov.

Fiscal Year 2021



**TOWN OF FRAMINGHAM
MASSACHUSETTS**

RFP#

NOTICE OF VACANCY

POSITION: Public Health Inspector

DIVISION: Health Department

SALARY: PR4

HOURS: Monday, Wednesday, Thursday 8:30 am to 5:00 pm
Tuesday 8:30 am to 7:00 pm
Friday 8:30 am to 2:00 pm
Some nights for emergencies

Statement of Duties: Employee is responsible for the performance of technical and inspectional work to promote and protect the public health of Framingham residents through the enforcement of state and local public health laws and regulations as well as providing public health education. The employee is also responsible to enforce nuisance bylaws and support code enforcement staff of Inspectional Services Division. Employee is required to perform all similar or related duties.

Supervision Required: Under the general supervision of the Director of Public Health, and direct supervision of the Environmental Health Manager, the employee is familiar with the work routine and uses initiative in carrying out recurring assignments independently with specific instruction. The supervisor provides additional, specific instruction for new, difficult or unusual assignments, including suggested work methods. The employee is expected to recognize instances which are out of the ordinary and which do not fall within existing instructions; the employee is then expected to seek advice and further instructions. Reviews and checks of the employee's work are applied to an extent sufficient to keep the supervisor aware of progress, and to insure that completed work and methods used are technically accurate and that instructions are being followed.

Supervisory Responsibility: Employee is not required to regularly supervise town employees.

Confidentiality: Employee has access to confidential information in accordance with the State's Public Records Law such as department and client records related to communicable diseases, and lawsuits.

Judgment: Numerous standardized practices, procedures, or general instructions govern the work and in some cases, may require additional interpretation. Judgment is needed to locate, interpret, select and apply the most pertinent practice, procedure, regulation or guideline. 161

Complexity: The work consists of a variety of duties which generally follow standardized practices, procedures, regulations or guidelines. The sequence of work and/or the procedures followed vary according to the nature of the transaction and/or the information involved, or sought, in a particular situation. Prepares documents for public health hearings and legal actions